



AGENDA

Regular Planning Commission Meeting

Monday, July 20, 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, Assistant Planner

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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1243 National City Boulevard, National City CA 91950

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, July 20, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

ROLL CALL

PLEDGE OF ALLEGIANCE

Commissioner Valenzuela

APPROVAL OF AGENDA

1. Approval of the Agenda for the Meeting on July 20, 2026

APPROVAL OF MINUTES

2. Approval of Minutes from the Meeting of May 4, 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 the On-Site Sale of Beer, Wine, and Distilled Spirits (ABC Type-47 License) and Live Entertainment at an Existing Restaurant (Manila Bistro) located at 933 S Harbison Avenue. Case File No.: 2026-05 CUP APN 558-030-24-00.

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on August 3, 2026 at 6:00 p.m.



AGENDA

Regular Planning Commission Meeting

Monday, July 20, 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 July 20, 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 May 4, 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: Valenzuela, Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Staff Also Present: Deputy City Attorney Ashlin Y. Lutes, Community Development Director Martin Reeder, Principal Planner David Welch, Planning Technician Erin Reim, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIENCE

Chair Martin Miller.

APPROVAL OF AGENDA

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

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes for the Regular Planning Commission Meeting of March 16, 2026.

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: Valenzuela.

Absent: None.

Motion approved.

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.

Vice-Chair Castle Salgado disclosed that she was familiar with the restaurant and has driven by.

Commissioner Armenta disclosed that she was familiar with the restaurant and has eaten there in the past.

Commissioner Gogue disclosed that she has been at the restaurant before and is familiar with the location.

Commissioner Quinones disclosed that she has been at the restaurant before and is familiar with the location.

Chair Miller disclosed that he drove by the location and has been there.

Russel Stout the architect and representative of the applicant, was present and answered questions from the Commissioners and public.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

Chair Miller re-opened the Public Hearing at 6:22 p.m.

Chair Miller closed the Public Hearing at 6:23 p.m.

Motion by Gogue, second by Quinones, to adopt 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 Guideline 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.

Motion approved by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

STAFF REPORTS

Deputy City Attorney: None.

Director of Community Development: Introduced Erin Reim.

Principal Planner: None.

Vice-Chair Castle-Salgado: Reminded the public that May 7th was the National Day of Prayer and was held at the Bowl in Kimball Park and said May the 4th be with everyone and happy Cinco De Mayo.

Commissioner Valenzuela: Congratulates Martin on his promotion. She thanks her fellow Commissioners as she has been gone for travel due to her family and states that she will be absent for the next meeting due to a college graduation.

Commissioner Armenta: Welcomes Erin Reim. Asked staff if they can have the Fire Department come in to make a presentation for larger projects.

Commissioner Quinones: Welcomes Erin and wishes everyone a Happy Mother's Day.

Commissioner Gogue: Welcomes Erin and wishes everyone a Happy Mother's Day.

Chair Miller: Welcomes Erin and wishes everyone a Happy Mother's Day.

ADJOURNMENT

Chair Miller adjourned the Regular Meeting of the Planning Commission of the City of National City, Monday, May 4, 2026, at 6:30 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 July 20, 2026.

Martin Miller, Chair



Item no. **3**
July 20, 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 THE ON-SITE SALE OF BEER, WINE, AND DISTILLED SPIRITS (ABC TYPE-47) AND LIVE ENTERTAINMENT AT AN EXISTING RESTAURANT (MANILA BISTRO) LOCATED AT 933 SOUTH HARBISON AVENUE.

Case File No.: 2026-05 CUP

Location: East of Harbison Avenue and E 10th Street

Assessor's Parcel No.: 558-030-24-00

Staff report by: Erin Reim, Assistant Planner

Applicant: Juliet Mendoza

Zoning designation: Minor Mixed-Use District (MXD-1)

Adjacent use and zoning:

North:	Residential / RS-2 (Small Lot Residential)
East:	Residential / RS-2
South:	Commercial use / MXD-1
West:	Residential / RS-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 addition of distilled spirits and live entertainment to the existing sale of on-site beer and wine subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The sale of alcohol and live entertainment are conditionally-allowed uses in the Minor Mixed-Use District (MXD-1) zone and would be accessory to food sales at the restaurant.

Executive Summary

The operator of Manila Bistro restaurant has applied to upgrade their existing California Department of Alcoholic Beverage Control (ABC) Type 41 license for on-site beer and wine sales to an ABC Type 47 license for on-site beer, wine, and distilled spirit sales. The applicant is proposing alcohol sales from 11:00 a.m. to 11:00 p.m. Sunday through Thursday and from 11:00 a.m. to 12:00 a.m. on Friday and Saturday. The applicant is also requesting live entertainment including karaoke and live music. Proposed hours of live entertainment are from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. on Friday and Saturday.

Site Characteristics

Manila Bistro is a 1,700 square-foot restaurant located in an existing commercial shopping center east of South Harbison Avenue within the MXD-1 zone. The existing commercial shopping center is approximately 6,750 square feet in size and is located on a three-acre lot surrounded by a mix of commercial and residential uses. The properties directly abutting the shopping center are residences and a gas station. The closest residences are located north and east of the property but are separated by fencing and additional commercial suites.

The restaurant dining area is located on the west side of the restaurant, closest to Harbison Avenue, while the kitchen and restrooms are located on the east side of the building, closest to the neighboring homes. The dining area has 54 seats and a small area dedicated for live entertainment between the seating area and the kitchen, away from windows and the front door.

Proposed Use

The applicant is proposing beer, wine, and distilled spirit sales (ABC Type-47) and live entertainment at the restaurant. Proposed hours for alcohol sales are from 11:00 a.m. to 11:00 p.m. Sunday through Thursday and from 11:00 a.m. to 12:00 a.m. on Friday and Saturday. Proposed hours of live entertainment are from

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

Analysis

Section 18.30.050 of the Land Use Code allows for on-site alcohol sales and live entertainment with an approved Conditional Use Permit (CUP). Additional requirements for alcohol CUPs include expanded notification, a community meeting, and distance requirements. City Council Policy 707 also regulates alcohol sales in the city.

Hours of Operation

Manila Bistro is proposing to sell beer, wine, and distilled spirits from 11:00 a.m. to 11:00 p.m. Sunday through Thursday and from 11:00 a.m. to 12:00 a.m. on Friday and Saturday. They are also proposing live entertainment (karaoke and live music) with proposed hours from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. on Friday and Saturday.

The site, previously known as Las Islas Filipinas, had a legal nonconforming ABC Type-41 license to sell beer and wine. Manila Bistro has continued the legal nonconforming ABC Type-41 license to sell beer and wine, but is applying for a Conditional Use Permit to upgrade to an ABC Type-47 license to sell beer, wine, and distilled spirits with live entertainment.

Restaurants with on-site alcohol sales and live entertainment have been approved with varying hours throughout the city. In 2025, La Malquerida by Dolche (1524 McKinley Avenue) was approved for alcohol sales (ABC Type-41) from 8:00 a.m. to 10:00 p.m. daily and live entertainment from 10:00 a.m. to 11:30 p.m. indoors daily and 10:00 a.m. to 10:00 p.m. outdoors daily. Sushi N' Gone (1539 E 8th Street) was approved for alcohol sales (ABC Type-41) from 10:00 a.m. to 10:00 p.m. Monday through Friday and 8:00 a.m. to 11:00 p.m. Saturday and Sunday and live entertainment from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and 11:00 a.m. to 11:00 p.m. Friday and Saturday. The site where Sushi N' Gone is located was formerly known as KeBURROS and was approved for alcohol sales (ABC Type-41) in 2021 from 7:00 a.m. to 12:00 a.m. daily, but did not include live entertainment. This location is of consideration because it is located in close proximity to residential neighborhoods similar to Manila Bistro.

In 2024, Mariscos El Tiburon (543 Highland Avenue) was approved for alcohol sales (ABC Type-41) from 9:00 a.m. to 10:00 p.m. Sunday through Thursday and 9:00 a.m. to 11:00 p.m. Friday and Saturday and live entertainment from 4:00 p.m. to 10:00 p.m. Friday and Saturday and 4:00 p.m. to 9:00 p.m. Sunday. This business was located in closer proximity to residential units than the subject restaurant, Manila Bistro. Similarly, in 2023, Round1 Bowling & Arcade (3030 Plaza Bonita Road Suite 1025) was approved for alcohol sales (ABC Type-47) from 10:00 a.m. to 12:00 a.m. daily with live entertainment. Public Square Coffee House also known as Friends of Friends (127 E 8th Street) was approved for alcohol sales (ABC Type-41) from 6:00 a.m. to 1:00 a.m. daily and live entertainment from 12:00 p.m. to 10:00 p.m. Sunday through Thursday and from 12:00 p.m. to 11:30 p.m. Friday and Saturday.

There have been instances where restaurants have been approved for alcohol sales as late as 12:00 a.m. Manila Bistro initially proposed alcohol sales to end at 1:00 a.m. on Friday and Saturday and currently operates until 1:00 a.m. with their legal nonconforming ABC Type-41 license. However, the applicant revised the proposed hours under advisement of staff. Based on the recently approved hours for restaurants with alcohol sales and live entertainment and the location of the restaurant, the proposed hours by the applicant are more consistent with previous approvals. Additionally, the request will bring the use into conformance with the Land Use Code by obtaining a CUP. It should be noted that a Type 47 ABC license (On Sale General – Eating Place) requires that alcohol sales not exceed food sales. In addition, City Council 707 requires that alcohol must be purchased with food.

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

Mailing – All property owners and occupants within a distance of 660 feet are required to be notified of a public hearing for alcohol-related CUP applications. Notice of this public hearing was sent to 404 occupants and owners. No public comment has been received as of the writing this report.

Community Meeting - Pursuant to Section 18.30.050 (C) of the National City Zoning Code, a community meeting was held Wednesday, June 1, 2026 at 3:00 p.m. at the subject restaurant. The meeting advertisement is attached (Attachment 8); six community members attended the meeting. Concerns regarding noise and general support for the project were expressed. Conditions related to noise have been added.

Distance Requirements - Chapter 18.030.050 (D) of the National City Zoning Code requires a 660-foot distance from any public school; there are no schools within 660 feet of the site. In addition, restaurants with greater than 30% of their area devoted to seating are exempt from this distance requirement. The property in question has approximately 44% of its floor area devoted to seating.

Alcohol Sales Concentration/Location

According to the California Department of Alcoholic Beverage Control (ABC), there are six on-site licenses in Census Tract 120.02, where a maximum of four are recommended. The Census Tract is considered to be over concentrated by ABC with regard to on-site alcohol sale outlets. Concentration of on-site licenses is higher in this area due to more commercial businesses operating in Census Tract 120.02, which includes multiple commercial shopping centers along East Plaza Boulevard and East 8th Street.

Police Department (PD)

The ABC Risk Assessment provided by PD allocated a total of 15 points, which places it in the Medium Risk category (Medium Risk is considered 13 to 18 points). The Risk Assessment is included as Attachment 6.

Institute for Public Strategies

Comments were received from IPS with the following considerations:

1. Limit alcohol service hours to:
Tuesday–Thursday: 5:00 p.m. – 10:00 p.m.
Friday–Saturday: 5:00 p.m. – 12:00 a.m.
Sunday: 5:00 p.m. – 10:00 p.m.
2. Prohibit alcohol sales during live entertainment events during the final 30 minutes before closing to encourage orderly dispersal of patrons.
3. Implement a security plan that includes staff monitoring during peak hours and live entertainment events.
4. Maintain adequate exterior lighting and security cameras covering parking areas and business entrances.

5. Post visible signage regarding responsible alcohol consumption, designated drivers, and prohibitions against serving intoxicated individuals.

Standard conditions of approval are included in the report in compliance with City Council Policy 707. IPS comments are included as Attachment 7. Conditions of approval are included that restrict the hours of alcohol sales and live entertainment. Additional conditions have been added regarding security, lighting, and consumption signage.

Findings for Approval

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

1. Allowable Use: Alcohol sales and live entertainment are allowable within Minor Mixed-Use District zone, pursuant to a CUP, and the proposed uses meets the required guidelines in the Land Use Code for alcohol sales and live entertainment, as discussed in the staff report. The uses are incidental to the existing restaurant use in a mixed-use area.
2. General Plan Consistency: Alcohol sales and live entertainment are permitted uses, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. In addition, a restaurant with alcohol sales and live entertainment is consistent with the Minor Mixed-Use District zone land use designation and the Land Use Element of the General Plan.
3. Compatibility, LUC, and Traffic: No expansion of the building is proposed. The proposal involves an existing commercial space, which was previously analyzed for traffic impacts when it was constructed. The site is physically suitable for the type, density, and intensity of the uses being proposed, including access, utilities, and the absence of physical constraints. The proposed uses would be incidental to the primary use of food service.
4. No Nuisance: The proposed uses will be subject to conditions that limits the sale of beer, wine, and distilled spirits as well as the hours that it will be available. Beer, wine, and distilled spirits will only be available with the sale of food. In addition, all staff members serving alcohol are required to receive RBSS training. Live entertainment will be limited to acceptable hours and to levels of noise that will not disturb nearby residential uses.

5. California Environmental Quality Act (CEQA): The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities) for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. The reason for the exemption is that the uses are proposed within an existing commercial building, and the uses are similar to other commercial uses in the area, which are permitted in Minor Mixed-Use District zone.
6. Public Convenience and Necessity: The restaurant, a permitted use in the Minor Mixed-Use District zone, will benefit from the sale of alcohol and live entertainment by providing for a wider diversity of businesses that add character to the area.

Findings for Denial

The following are findings for denial:

1. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the addition of on-site alcohol sales and live entertainment may increase the propensity for over-consumption of alcohol and increase the potential for impacts to the surrounding area.
2. The proposed use is not deemed essential to the public necessity, as there are already six restaurants in the same Census Tract that serve alcohol.
3. Based on the above findings, public convenience and necessity will not be served by a proposed use of the property for live entertainment and the on-site sale of alcoholic beverages pursuant to law.

Conditions of Approval

Standard Conditions of Approval have been included with this permit as well as conditions specific to on-site alcohol sales per Council Policy 707 (hours of operation, employee training, and accessory sales, etc.). Conditions related to live entertainment have also been included.

Summary

The proposed uses are consistent with the General Plan due to alcohol sales for on-site consumption and live entertainment being conditionally-allowed uses in the Minor Mixed-Use District zone; alcohol sales and live entertainment will be accessory to the existing restaurant use in an established commercial area; beer, wine, and distilled spirits will only be available with the sale of food; Census Tract 120.02, in which the restaurant is located, is considered over-concentrated with regard to on-sale alcohol licenses; and the Police Department has classified the establishment as Medium Risk.

Options

1. Find the project exempt from CEQA under Class 1 of the CEQA Guidelines Section 15301 or other exemption and approve 2026-05 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 2026-05 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. 2026-05 CUP, dated 05/20/2026)
4. Public Hearing Notice (Sent to 404 property owners & occupants)
5. Census Tract & Police Beat Maps
6. Police Department Comments
7. Institute for Public Strategies Comments
8. Community Meeting Information

RESOLUTION NO. 2026-06

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA
GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND APPROVING A
CONDITIONAL USE PERMIT FOR THE ON-SITE SALE OF BEER, WINE, AND
DISTILLED SPIRITS (ABC TYPE-47) AND LIVE ENTERTAINMENT AT AN EXISTING
RESTAURANT (MANILA BISTRO) LOCATED AT 933 SOUTH HARBISON AVENUE.
CASE FILE NO. 2026-05 CUP
APN: 558-030-24-00

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for on-site beer, wine, and distilled spirits and live entertainment at an existing restaurant (Manila Bistro) located at 933 South Harbison Avenue at a duly advertised public hearing held on July 20, 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. 2026-05 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on July 20, 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 alcohol sales and live entertainment are allowable within the Minor Mixed-Use District zone, pursuant to a CUP, and the proposed use meets the required guidelines in the Land Use Code for alcohol sales and live entertainment, as discussed in the staff report. It is incidental to the existing restaurant use in a mixed-use area.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because the Land Use Code permits alcohol sales and live entertainment, subject to a CUP, which is consistent with the General Plan. In addition, a restaurant with alcohol sales and live entertainment is consistent with the Minor

Mixed-Use District zone land use designation contained in the Land Use Code and General Plan.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion of the building is proposed. The proposal involves an existing commercial space, which was previously analyzed for traffic impacts when it was constructed.
4. The site is physically suitable for the type, density, and intensity of uses being proposed, including access, utilities, and the absence of physical constraints, because no expansion of the building is proposed. The proposed uses would be incidental to the primary use of food service.
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed use will be subject to conditions that limit the sale of beer and wine as well as the hours that it will be available. Beer and wine will only be available with the sale of food. In addition, all staff members serving alcohol are required to receive RBSS training. Live entertainment will be limited to acceptable hours and to levels of noise that will not disturb surrounding residential uses.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities) for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. The reason for the exemption is that the use is proposed within an existing commercial building and the use is similar to other commercial uses in the area, which are permitted in the Minor Mixed-Use District zone.
7. The proposed use is deemed essential and desirable to the public convenience or necessity, because the restaurant, a permitted use in the Minor Mixed-Use District zone, will benefit from the sale of alcohol and live entertainment by providing for a wider diversity of businesses that add charm to the area.
8. Based on findings 1 through 7 above, public convenience and necessity will be served by a proposed use of the property for live entertainment and the on-site sales of alcoholic beverages in accordance with applicable law and the

recommended conditions. The use, as proposed and conditioned, will operate in harmony with surrounding uses, will not cause a nuisance, and will benefit the community looking for a quality restaurant experience.

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

General

1. This Conditional Use Permit authorizes the sale of beer, wine, and distilled spirits for on-site consumption and live entertainment at an existing restaurant (Manila Bistro) located at 933 S Harbison Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2026-05 CUP, dated 05/20/2026.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.
3. This permit shall become null and void at such time as there is no longer a Type 47 California Department of Alcoholic Beverage Control license associated with the property.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
6. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval or applicable law.
7. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be

made payable to the County Clerk and submitted to the National City Planning Department.

Planning

8. All sellers and servers of alcohol shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.
9. The sale of alcoholic beverages shall only be permitted between the hours of 11:00 a.m. to 11:00 p.m. Sunday through Thursday and 11:00 a.m. to 12:00 a.m. on Friday and Saturday.
10. Live entertainment shall only be permitted between the hours of 11:00 a.m. to 10:00 p.m. on Sunday through Thursday and 11:00 a.m. to 11:00 p.m. on Friday and Saturday.
11. The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by the Planning Manager or designee or other employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.
12. Alcohol shall be available only in conjunction with the purchase of food.
13. The sale of alcoholic beverages for off-site consumption is not permitted at this location.
14. Permittee shall post signs indicating the alcoholic beverages must be consumed inside the business and may not be taken off-premises. No outdoor consumption is permitted.
15. Live entertainment shall be conducted as an accessory use to the restaurant for the enjoyment of its customers. No advertisement promoting a particular performer or event shall be distributed outside the restaurant.
16. All entry and exit doors, including windows, shall remain closed during inside live entertainment activities.
17. All activities shall comply with the noise limits contained in Table III of Title 12 of the National City Municipal Code.

18. Business operator shall maintain a security camera(s) that is operational during hours when alcohol is being sold. The security camera(s) shall have full view of the area where live entertainment and alcohol consumption is to occur.
19. The occupancy of the building, inclusive of patrons, staff, and entertainers, shall not exceed the occupancy load determined by the Building Division.
20. Outdoor areas, including the front of the building, shall be well lit so as to provide safe pedestrian access and to eliminate dark areas.
21. All alcoholic beverages shall be stored in a secure location within a permitted, permanent structure.
22. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Police

23. The permittee shall comply with all applicable law, including, but not limited to the regulatory provisions of the Business and Professions Code that pertain to the sale, serving, and consumption of alcoholic beverages.

Indemnification Agreement

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

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

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

meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of July 20, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2026-06

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT FOR THE ONSITE SALE OF BEER, WINE,
AND DISTILLED SPIRITS (ABC TYPE-47) AND LIVE ENTERTAINMENT AT AN
EXISTING RESTAURANT (MANILA BISTRO) LOCATED AT 933 SOUTH HARBISON
AVENUE.

CASE FILE NO. 2026-05 CUP
APN: 58-030-24-00

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for on-site beer and wine sales and live entertainment at an existing restaurant (Manila Bistro) located at 933 South Harbison Avenue at a duly advertised public hearing held on July 20, 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. 2026-05 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on July 20, 2026, support the following findings:

1. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the addition of on-site alcohol sales and live entertainment may increase the propensity for over-consumption of alcohol and increase the potential for impacts to the surrounding area.
2. The proposed use is not deemed essential to the public necessity, as there are already six restaurants in the same census tract that serve alcohol.
3. Based on the above finding, public convenience and necessity will not be served by a proposed use of the property for live entertainment and the on-site sale of alcoholic beverages pursuant to law.

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of July 20, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

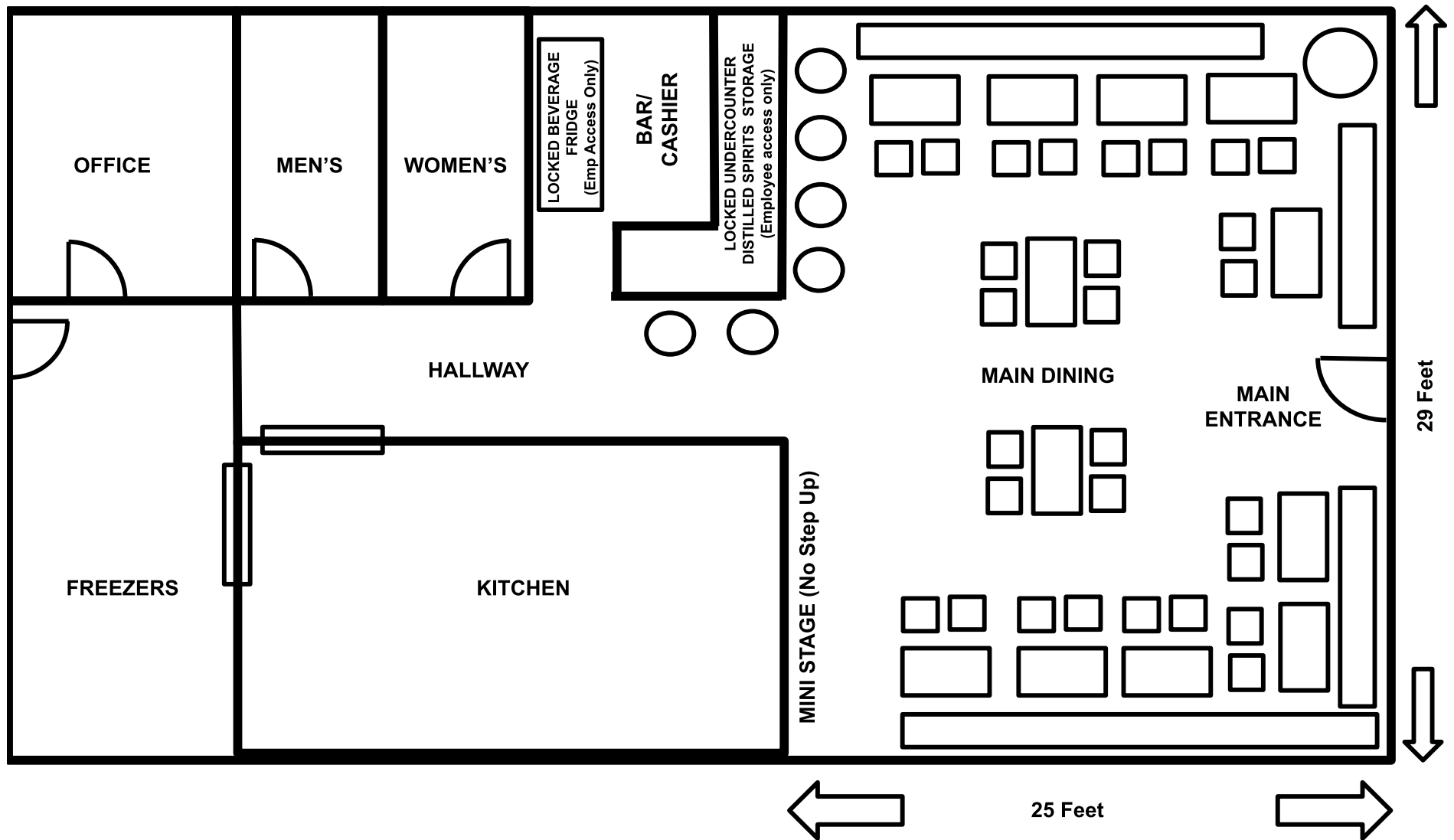
ABSTAIN:

CHAIRPERSON

2026-05 CUP – 933 S Harbison Avenue – Overhead



ATTACHMENT 2



MANILA BISTRO - FLOOR PLAN

All dimensions shown are approximate and provided for illustrative purposes only. No structural alterations or expansions are proposed as part of this application. Total seating capacity is limited to a maximum of 54 seats, inclusive of bar seating. Alcohol storage, including distilled spirits, will be located behind the bar/cashier area within locked under-counter storage and a locked refrigerator accessible only to employees. The designated entertainment area ("mini stage") is at the same floor level as the main dining area (no raised platform) and is intended solely for low-volume, incidental use, including acoustic performances and karaoke, in conjunction with restaurant operations. Entertainment remains secondary to the primary dining use.

SITE PLAN OF MANILA BISTRO IN RELATION TO THE COMMERCIAL SHOPPING CENTER

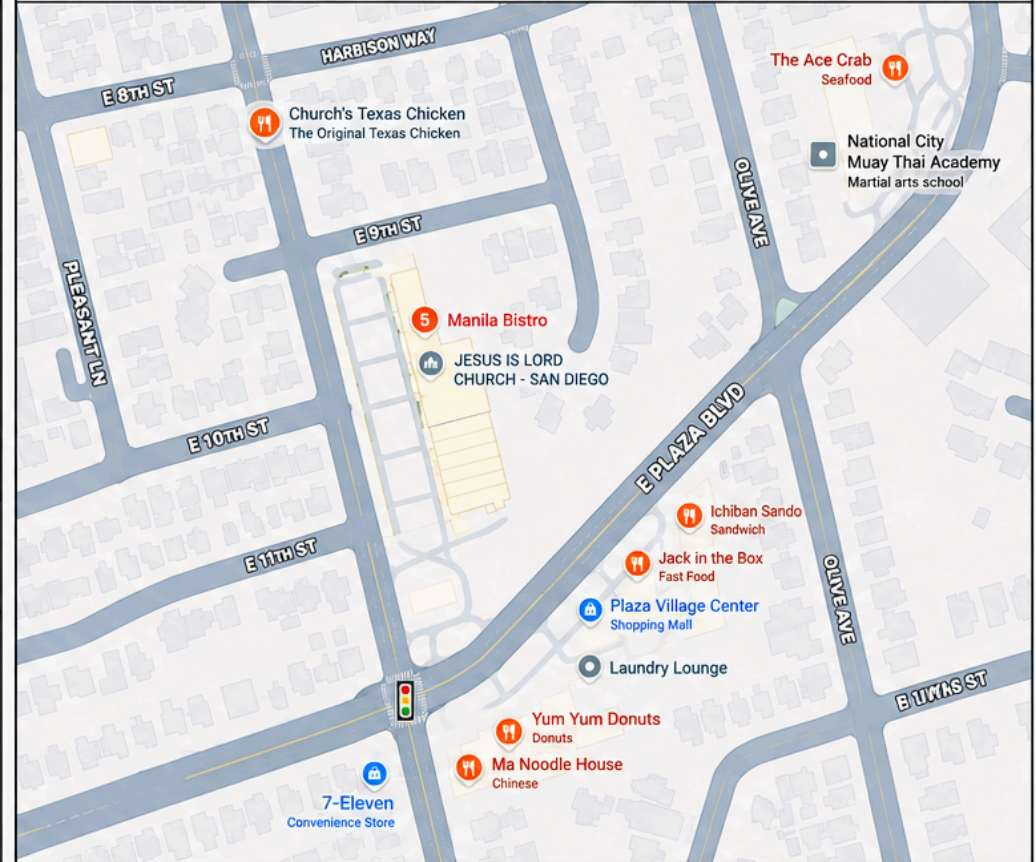
SITE PLAN – SHOPPING CENTER (ZOOMED IN)



NEIGHBORING BUSINESSES WITHIN THE SHOPPING CENTER (Left to Right)

- | | |
|-------------------------------|--|
| 1 Harbison Coin Laundry | 7 Horizon's Adult Day Health Care Center |
| 2 VNV Plan Flower & Gift Shop | 8 Mortal Savage Sportswear |
| 3 Harbison Barber Shop | 9 Harbison Dental Group |
| 4 Vangie's Hair | 10 Tijuana Affordable Dental Implants |
| 5 Manila Bistro | 11 Party Sibs |
| 6 Jesus is Lord Church | 12 Texas Liquor |

VICINITY MAP (SURROUNDING AREA)



REGIONAL CONTEXT MAP (WIDER AREA)



SITE CONTEXT ANNOTATION

Manila Bistro is located within an existing multi-tenant commercial shopping center along Harbison Avenue in National City. Surrounding uses within the center include retail businesses, personal service establishments, restaurant uses, religious assembly, and neighborhood-serving commercial tenants. The property includes existing on-site parking and vehicle access from Harbison Avenue and E Plaza Boulevard. The proposed Minor Conditional Use Permit involves no expansion of the existing tenant space and is intended to support the continued operation of a restaurant-focused business with limited accessory entertainment.



NORTH

MAPS PROVIDED FOR
ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.



NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT FOR THE ON-SITE SALE OF BEER, WINE, AND DISTILLED SPIRITS (ABC TYPE-47 LICENSE) AND LIVE ENTERTAINMENT AT AN EXISTING RESTAURANT (MANILA BISTRO) LOCATED AT 933 S HARBISON AVENUE.

CASE FILE NO.: 2026-05 CUP

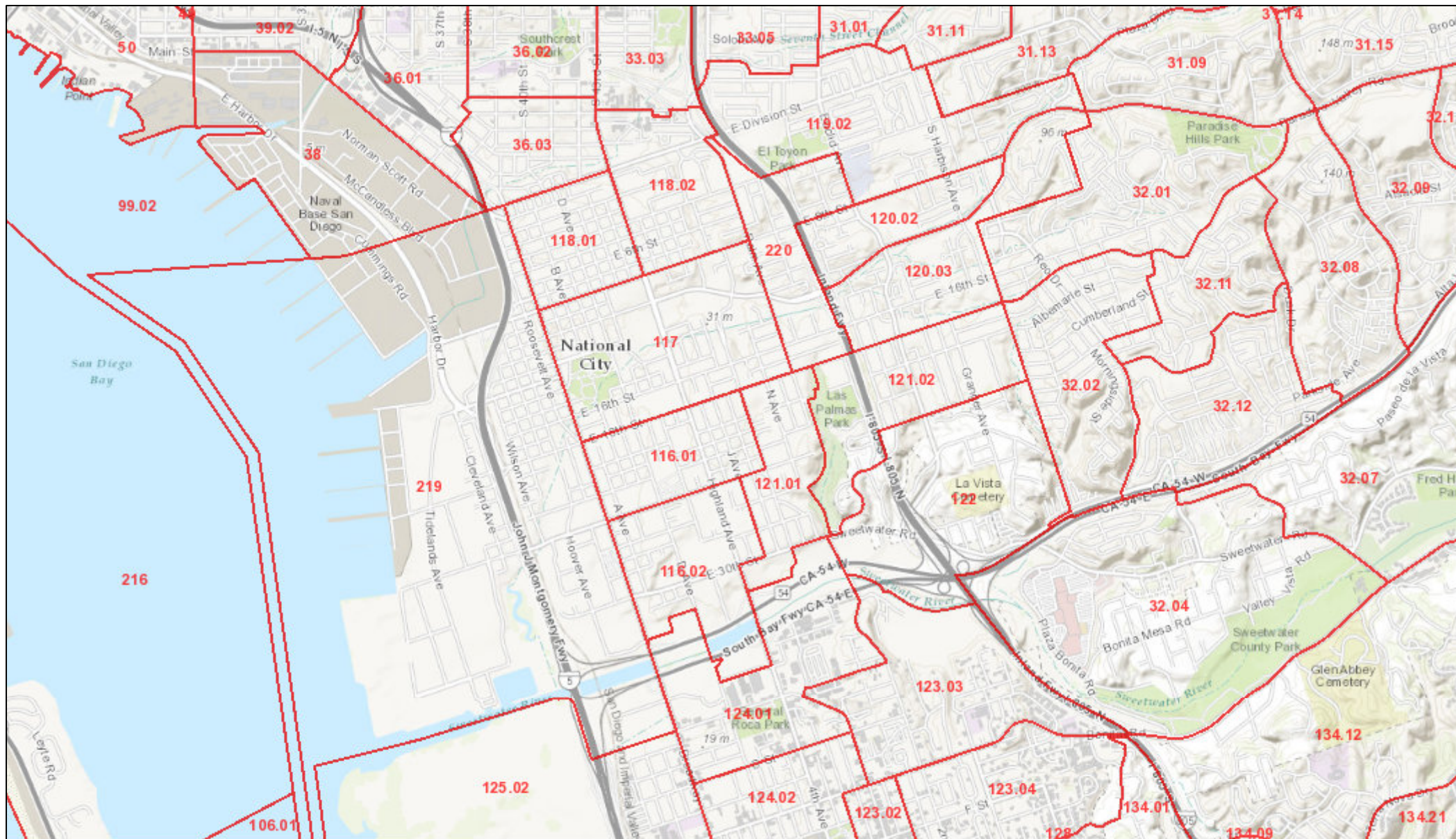
APN: 558-030-24-00

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, July 20, 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: Juliet Mendoza) is proposing to upgrade their existing ABC Type-41 license (on-site beer and wine) to an ABC Type-47 license (on-site beer, wine, and distilled spirits) in conjunction with food sales at the existing restaurant. The applicant is proposing alcohol sales from 11:00 a.m. to 11:00 p.m. Sunday through Thursday and from 11:00 a.m. to 12:00 a.m. on Friday and Saturday. Additionally, the applicant is requesting live entertainment from 11:00 a.m. to 10:00 p.m. on Sunday through Thursday and 11:00 a.m. to 11:00 p.m. on Friday and Saturday. Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **July 20, 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.

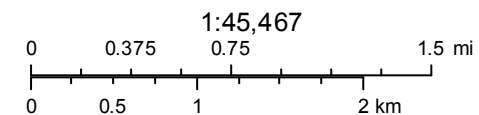


August 25, 2014

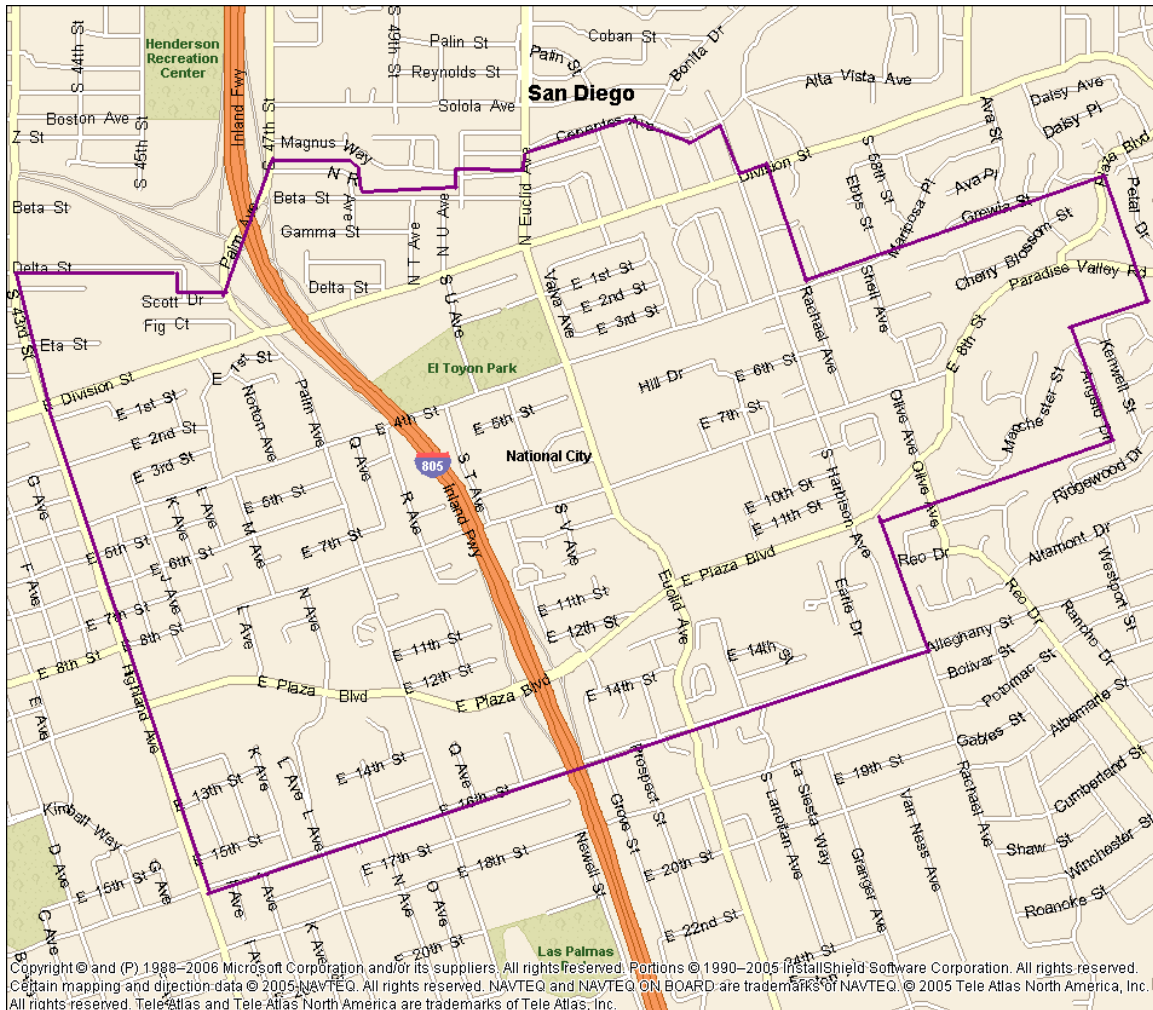
CensusTracts 2010

ATTACHMENT 5

25



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



City of National City Beat 21

Source: Microsoft Mappoint
NCPD CAU, 4/18/07



NATIONAL CITY POLICE DEPARTMENT
ALCOHOL BEVERAGE CONTROL
RISK ASSESSMENT

DATE: 04/22/26

BUSINESS NAME: Manila Bistro

ADDRESS: 933 S. Harbison Avenue, National City, CA 91950

OWNER NAME: Juliet Mendoza DOB: [REDACTED]

OWNER ADDRESS: [REDACTED]

(add additional owners on page 2)

I. Type of Business

- ☒ Restaurant (1 pt)
- Market (2 pts)
- Bar/Night Club (3 pts)
- Tasting Room (1pt)

II. Hours of Operation

- Daytime hours (1 pt)
- Close by 11pm (2 pts)
- ☒ Close after 11pm (3 pts)

III. Entertainment

- Music (1 pt)
- ☒ Live Music (2 pts)
- Dancing/Live Music (3 pts)
- No Entertainment (0 pts)

IV. Crime Rate

- Low (1 pt)
- Medium (2 pts)
- ☒ High (3 pts)

V. Alcohol Businesses per Census Tract

- Below (1 pt)
- Average (2 pts)
- ☒ Above (3 pts)

Notes:

Census Tract 120.02

There are (4) on sale licenses authorized in tract 120.02

There is (6) active on sale licenses in tract 120.02

There are (2) off sale licenses authorized in tract 120.02

There are (2) active off sale licenses in tract 120.02

VI. Calls for Service at Location (for previous 6 months)

- ✓ Below (1 pt)
- Average (2 pts)
- Above (3 pts)

VII. Proximity Assessment (1/4 mile radius of location)

- Mostly commercial businesses (1 pt)
- ✓ Some businesses, some residential (2 pts)
- Mostly residential (3 pts)

Low Risk (12 pts or less)
Medium Risk (13 – 18 pts)
High Risk (19 – 24 pts)

Total Points 15

VIII. Owner(s) records check

- ✓ No criminal incidents (0 pts)
- Minor criminal incidents (2 pts)
- Multiple/Major criminal incidents (3 pts)

OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

Recommendation:

This business assesses at a medium risk. This business is located in a high crime area
known for drug related crimes, crimes of violence, robberies, and thefts. Many of these crimes
are associated to the high transient population that lives in and around the storm drainage
tunnels in the area and loiters in and around the main parking lot for the business complex.
Live music and karaoke has a potential to disrupt nearby residences if the sound is too
amplified or not properly contained within the business.

Completed by: Sgt. Camacho Badge ID: 449

Environmental Scan

Conditional Use Permit Application for the addition of distilled spirits to an existing beer and wine license and live entertainment at an existing restaurant (Manila Bistro) located at 933 S Harbison Avenue.

933 S Harbison Avenue, National City, CA

Conducted: May 27, 2026



Photo of existing convenience store

An environmental scan was conducted at 6:00pm on Wednesday May 27, 2025, for a Conditional Use Permit (CUP) for the addition of distilled spirits to an existing beer and wine license and live entertainment at an existing restaurant (Manila Bistro) located at 933 S Harbison Avenue.

Proposed hours

Alcohol Sales: 5:00 pm – 10:00pm on Tuesdays, Wednesday and Sundays, 5:00pm to 12 am on Thursdays, 5:00 om to 1:00am on Fridays and Saturdays.

During a site visit and assessment of the surrounding area, the following observations were noted:

- The proposed location is situated within a family-oriented shopping center that serves a diverse population, including families with children, local residents, and community members accessing nearby businesses and services.
- The restaurant is located adjacent to a church, which regularly serves families, youth, and community members. The proximity of alcohol sales and live entertainment may

create concerns related to compatibility with surrounding land uses and community expectations.

- Nearby businesses include a barber shop, laundromat, and an existing off-sale alcohol outlet. These businesses generate consistent pedestrian activity throughout the day and evening, increasing exposure to alcohol-related advertising and consumption.
- The presence of an existing liquor store in close proximity may contribute to an increased concentration of alcohol availability within the immediate area. Research has shown that higher alcohol outlet density can be associated with increased alcohol consumption, alcohol-related harms, and public nuisance concerns.
- The addition of distilled spirits to an existing beer and wine license may increase the availability of higher-alcohol-content beverages, which can contribute to excessive consumption, intoxication, and alcohol-related incidents when compared to beer and wine alone.
- The proposed live entertainment component, combined with alcohol service extending until 1:00 a.m. on Fridays and Saturdays, may attract larger crowds and increase the potential for noise complaints, disturbances, impaired driving, and other alcohol-related issues affecting neighboring businesses and community members.

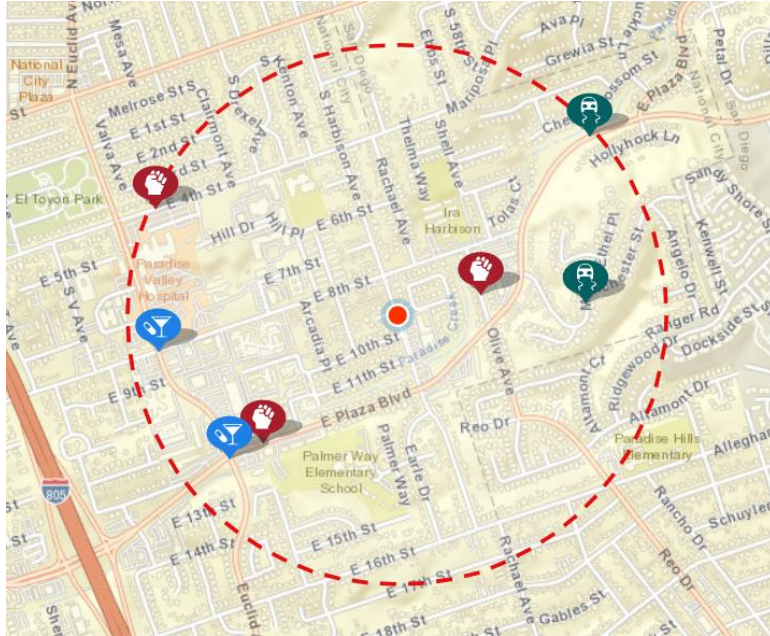
Youth Sensitive Areas/ Other Valuable Locations

Jesus is Lord Church (approximately 50 ft)



Crime Rate

- A review of crime data within a one-half-mile radius of the proposed location identified 7 reported incidents during the previous four-week period. 3 battery reports, 2 DUI's and 2 substance use related reports.



Considerations

To reduce potential alcohol-related harms and minimize impacts on surrounding community uses, the following conditions should be considered:

- **Limit alcohol service hours to:**
 - Tuesday–Thursday: 5:00 p.m. – 10:00 p.m.
 - Friday–Saturday: 5:00 p.m. – 12:00 a.m.
 - Sunday: 5:00 p.m. – 10:00 p.m.

Earlier closing times may help reduce late-night alcohol-related incidents, impaired driving, and disturbances to neighboring businesses and residents.

- Prohibit alcohol sales during live entertainment events during the final 30 minutes before closing to encourage orderly dispersal of patrons.
- Implement a security plan that includes staff monitoring during peak hours and live entertainment events.
- Maintain adequate exterior lighting and security cameras covering parking areas and business entrances.
- Post visible signage regarding responsible alcohol consumption, designated drivers, and prohibitions against serving intoxicated individuals.

- Require management to maintain a good-neighbor policy and provide contact information for neighboring businesses and community organizations to address concerns related to noise, litter, or disturbances.

May 18, 2026

City of National City - Neighborhood Services Division
1243 National City Blvd. ,
National City, CA 91950



SUBJECT: NOTICE OF COMMUNITY MEETING

Manila Bistro – Minor Conditional Use Permit (CUP) Application
933 S. Harbison Ave., National City, CA 91950

Dear Neighbor,

You are receiving this notice because you are a property owner or occupant within a 660-foot radius of Manila Bistro, located at 933 S. Harbison Avenue in National City.

Manila Bistro is an existing dine-in restaurant serving food and beverages to the community. We are currently applying for a Minor Conditional Use Permit (CUP) with the City of National City to allow limited entertainment activities, including karaoke and occasional small-scale live performances, in conjunction with restaurant operations.

As part of this application process, Manila Bistro is also proposing an upgrade from a Type 41 (Beer & Wine – Eating Place) license to a Type 47 (On-Sale General – Eating Place) license, which would allow the sale of beer, wine, and distilled spirits in conjunction with restaurant dining service.

The proposed use will remain restaurant-focused, with entertainment being incidental and secondary to the primary dining use. All entertainment activities are intended to remain indoors and conducted at controlled and reasonable volume levels.

We would like to invite you to a community meeting to share information regarding the proposed Minor CUP application and answer any questions or concerns you may have.

Community Meeting Details:

Date: June 1, 2026 (Monday)

Time: 3:00 PM – 4:00 PM

Location: Manila Bistro, 933 S. Harbison Avenue, National City, CA 91950

Your feedback is important to us, and we welcome the opportunity to connect with our neighbors and community members. If you are unable to attend but would like additional information, please feel free to contact us. Thank you for your time and consideration.

Respectfully,

933 S. Harbison Ave., National City, CA 91950 | manilabistrod@gmail.com | (858) 398-7597