



Planning Commission Agenda

Meeting of April 18, 2016
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950



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

Roll Call

Pledge of Allegiance by Commissioner Yamane

Approval of Minutes

1. Approval of Minutes from the Meeting of March 7, 2016

Approval of Agenda

2. Approval of Agenda for the Meeting on April 18, 2016

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

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

PRESENTATIONS

CONTINUED PUBLIC HEARINGS

3. Conditional Use Permit for a Wireless Communications Facility at Sweetwater High School located at 2900 Highland Avenue (Case File No: 2015-17 CUP)

PUBLIC HEARINGS

OTHER BUSINESS

4. Resolution 2016-07 denying a Tentative Parcel Map for the subdivision of one lot into two at 2739 "C" Avenue with an exception for less than required lot frontage. (Case File No.: 2015-20 LS)
5. Fiscal Year 2016-2017 Capital Improvement Program General Plan Consistency (Case File No.: 2016 CIP)

STAFF REPORTS

Senior Assistant City Attorney

Executive Director

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on May 2, 2016.



Planning Commission Minutes

Meeting of March 7, 2016

Planning Commission Meeting
City Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

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

Agenda Items

The meeting was called to order by Chair Baca at 6:01 p.m.

Roll Call

Commissioners Present: Alvarado, Baca, Bush, Garcia, Yamane, Flores
Commissioners Absent: Dela Paz

Staff Also Present: Nicole Pedone, Senior Assistant City Attorney; Martin Reeder, Principal Planner; Lt. Graham Young, NCPD; Raymond Pe, Principal Planner; Michael Fellows, Assistant Planner; Brad Kaulston, Executive Director

Pledge of Allegiance Presented by Commissioner Yamane

1. Approval of Minutes for the Meeting on February 8, 2016.

Motion by Alvarado, 2nd by Flores to approve the Minutes for the meeting of February 8, 2016.

Motion carried by the following vote:

Ayes: Garcia, Yamane, Baca, Bush, Alvarado, Flores

Absent: Dela Paz

2. Approval of the Agenda for the Meeting on March 7, 2016

Motion by Yamane, 2nd by Bush to approve the Agenda for the Meeting on March 7, 2016.

Motion carried by the following vote:

Ayes: Garcia, Yamane, Baca, Bush, Alvarado, Flores,

Absent: Dela Paz

ORAL COMMUNICATION: None

PRESENTATIONS: None

CONTINUED PUBLIC HEARINGS

3. Conditional Use Permit for a Wireless Communications Facility at Sweetwater High School located at 2900 Highland Avenue (Case File No.: 2015-17 CUP).

Report by Principal Planner Martin Reeder. Applicant requests to continue the Public Hearing to explore additional options.

Motion Alvarado, 2nd Garcia to continue the Public Hearing to the meeting to be held on April 18, 2016 for a Conditional Use Permit for a Wireless Communications Facility at Sweetwater High School located at 2900 Highland Avenue (Case File No.: 2015-17 CUP)

Motion carried by the following vote:

Ayes: Garcia, Baca, Bush, Alvarado, Flores

Abstain: Yamane

Absent: Dela Paz

4. Tentative Parcel Map for the subdivision of one lot into two at 2739 "C" Avenue with an exception for less than required lot frontage. (Case File No.: 2015-20 LS)

Presented by Principal Planner Martin Reeder

Applicant: Daniel Muhe

Public Speakers:

5 opposed – David Espinoza, Ralph King, Alberto Reyes, Ralph Potter, Emelda Mateo

Motion by Flores, 2nd by Yamane to Close the Public Hearing for a Tentative Parcel Map for the subdivision of one lot into two at 2739 "C" Avenue with an exception for less than required lot frontage. (Case File No.: 2015-20 LS)

Motion carried by the following vote:

Ayes: Garcia, Yamane, Baca, Bush, Alvarado, Flores,

Absent: Dela Paz

5. Resolution 2016-01 taking action on a Tentative Parcel Map for the subdivision of one lot into two at 2739 "C" Avenue with an exception for less than required lot frontage. (Case File No.: 2015-20 LS)

Motion by Garcia, 2nd by Flores to deny the Tentative Parcel Map for the subdivision of one lot into two at 2739 "C" Avenue with an exception for less than required lot frontage. (Case File No.: 2015-20 LS)

Motion carried by the following vote:
Ayes: Garcia, Yamane, Baca, Alvarado, Flores
Noes: Bush
Absent: Dela Paz

6. Conditional Use Permit for beer and wine sales at Yi Sushi Restaurant to be located at 1430 East Plaza Blvd., Suite E-7B. (Case No.: 2015-21 CUP).

Presented by Principal Planner Martin Reeder
Applicant: Kevin Chung

Motion by Yamane, 2nd by Alvarado to close the Public Hearing for a Conditional Use Permit for beer and wine sales at Yi Sushi Restaurant to be located at 1430 East Plaza Blvd., Suite E-7B. (Case No.: 2015-21 CUP).

Motion carried by the following vote:
Ayes: Garcia, Yamane, Baca, Alvarado, Flores, Bush
Absent: Dela Paz

7. Resolution 2016-02 taking action on a Conditional Use Permit for beer and wine sales at Yi Sushi Restaurant to be located at 1430 East Plaza Blvd., Suite E-7B. (Case No.: 2015-21 CUP).

Motion by Garcia, 2nd by Flores to approve the Conditional Use Permit for beer and wine sales at Yi Sushi Restaurant to be located at 1430 East Plaza Blvd., Suite E-7B. (Case No.: 2015-21 CUP).

Motion carried by the following vote:
Ayes: Garcia, Yamane, Baca, Alvarado, Flores, Bush
Absent: Dela Paz

PUBLIC HEARINGS

8. Planned Development Permit and Coastal Development Permit for a storage building located at 922 West 23rd Street. (Case File No.: 2015-29 PD, CDP)

Presented by Assistant Planner Michael Fellows

Applicant: Mike Reading

Motion by Yamane, 2nd by Garcia to close the Public Hearing for a storage building located at 922 West 23rd Street. (Case File No.: 2015-29 PD, CDP)

Motion carried by the following vote:

Ayes: Garcia, Yamane, Bush, Alvarado, Flores, Baca

Absent: Dela Paz

9. Resolution 2016-03 taking action on a Planned Development Permit and Coastal Development Permit for a storage building located at 922 West 23rd Street. (Case File No.: 2015-29 PD, CDP)

Motion by Flores, 2nd by Alvarado to approve the resolution for a Planned Development Permit and Coastal Development Permit for a storage building located at 922 West 23rd Street. (Case File No.: 2015-29 PD, CDP)

Motion carried by the following vote:

Ayes: Garcia, Yamane, Bush, Alvarado, Flores, Baca

Absent: Dela Paz

OTHER BUSINESS

10. Parking reduction request for a proposed 20-unit apartment project at 618 East 18th Street (Case File No.: 2016-04 SPR)

Presented by Principal Planner Martin Reeder

Applicant: Mark Brencick

Motion by Garcia, 2nd by Yamane to close the Hearing on a Parking reduction request for a proposed 20-unit apartment project at 618 East 18th Street (Case File No.: 2016-04 SPR)

Motion carried by the following vote:

Ayes: Bush, Alvarado, Flores, Yamane, Garcia, Baca

Absent: Dela Paz

11. Resolution 2016-04 taking action on a Parking reduction request for a proposed 20-unit apartment project at 618 East 18th Street (Case File No.: 2016-04 SPR)

Motion by Bush, 2nd by Yamane to approve the Resolution on a Parking reduction request for a proposed 20-unit apartment project at 618 East 18th Street (Case File No.: 2016-04 SPR)

Motion carried by the following vote:

Ayes: Bush, Alvarado, Flores, Yamane, Garcia, Baca

Absent: Dela Paz

12. Request seeking report from the Planning Commission regarding City Council modification of a Planning Commission recommendation to amend Title 18 (Zoning) related to Signs and Outdoor Advertising Displays.

Presented by Principal Planner Martin Reeder

Motion by Yamane, 2nd by Alvarado to accept and file the report regarding City Council modification of a Planning Commission recommendation to amend Title 18 (Zoning) related to Signs and Outdoor Advertising Displays.

Motion carried by the following vote:

Ayes: Bush, Alvarado, Flores, Yamane, Garcia, Baca

Absent: Dela Paz

STAFF REPORTS

Principal Planner Martin Reeder: Requests resolution titles to be read when motions to adopt resolutions are being made.

COMMISSIONER REPORTS:

Bush: Requesting when will the official tree list be made available to the Planning Commissioners? Mr. Reeder will present the list at a subsequent meeting. Commissioner Bush requests a presentation overview of the General Plan.

Yamane: Asked is the Downtown Specific Plan (DTSP) was close to final amending. Mr. Raulston responded that the update to the DTSP is currently in process. They are working on the parking management plan which is a big part of the DTSP.

Flores: Several commissioners will be absent for the April 4 meeting. There may not be a quorum. Mr. Reeder responded that the agenda is light and he will advise regarding the meeting status as we get closer to that date.

Alvarado: Term ends this month. He is waiting for Council decision to know if he will return.

Baca: Also at term end this month and waiting for Council determination if he will return.

ADJOURNMENT by Chair Baca at 7:57 p.m. to next meeting scheduled for March 21, 2016 at 6:00 pm.

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY AT SWEETWATER HIGH SCHOOL LOCATED AT 2900 HIGHLAND AVENUE

Case File No.: 2015-17 CUP

Location: Sweetwater High School

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Verizon Wireless

Zoning designation: I – Institutional

Staff recommendation: Continue the item off calendar

BACKGROUND

Verizon Wireless has applied for a Conditional Use Permit (CUP) to install a wireless telecommunications facility, consisting of 12 antennas and associated operating equipment, on the campus of Sweetwater High School. The facility would be mounted on and next to a replacement light pole adjacent to the school's football field and running track.

Previous Action

Planning Commission held a public hearing on this item at their regularly scheduled meeting of November 2, 2015. Commissioners discussed the aesthetics of the proposed facility including light poles, the equipment shelter, graffiti maintenance, and the aesthetics of the existing school buildings. Commissioners suggested a redesign of the project including a shelter that more closely resembled nearby school buildings (e.g. gymnasium), and potential screening of the proposed antennas. The item was continued to the meetings of December 7, 2015, January 25, 2016, February 18, 2016,

March 7, 2016, and to tonight's hearing. The reason for the requested continuances was because the applicant was continuing to work with the school on a new design.

New Information

Since the project was last reviewed, there has been change in the vendor (Verizon) and the applicant has since left the company that submitted the application. The applicant was working on a redesign, but did not have a new design ready for submittal at last check. The applicant previously stated that a design will be provided to staff as soon as the school and/or school board signs off on the design. Given the changes in vendor and applicant, staff recommends that the item be continued off calendar. If and when a new design is provided, staff can re-notice the public hearing.

RECOMMENDATION:

Continue the item off calendar



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Executive Director

RESOLUTION 2016-07

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
DENYING A TENTATIVE PARCEL MAP FOR THE SUBDIVISION
OF ONE LOT INTO TWO AT 2739 "C" AVENUE WITH
AN EXCEPTION FOR LESS THAN REQUIRED STREET FRONTAGE.
APPLICANT: SAPIENT PROVIDENCE, LLC.
CASE FILE NO. 2015-20 LS
APN: 562-122-22

WHEREAS, application was made for approval of a Tentative Parcel Map for the subdivision of one lot into two at 2739 "C" Avenue on property generally described as:

Parcel 4 of Map No. 8046, in the City of National City, County of San Diego, State of California, filed in the office of the County Recorder November 15, 1978, being a redivision of Lots 11 and 12, Block 3, and Lots 8, 9, and 10, Block 4 of Fairchild and Kimball's Subdivision, according to map thereof No. 9, together with a portion of "C" Avenue closed and 28th Street closed, also alley vacated adjacent to Lots 9 and 10, Block 4.

WHEREAS, the Planning Commission of the City of National City considered a Tentative Parcel Map for the subdivision of one lot into two at 2739 "C" Avenue at duly advertised public hearings held on February 8, and March 7, 2016, 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. 2015-20 LS, which is maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

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 public hearings held on February 8, and March 7, 2016, supports the following findings:

1. The site is not physically suitable for the proposed type of development, because the topography of the area makes it impractical to provide adequate access to the

proposed new lot without significant grading, which would impact existing development as well as affect future development of the area.

2. The site is not physically suitable for the proposed type of development, because the existing access easement is not suitable for the additional traffic impacts that would be produced as a result of an additional single-family home on the site.
3. The site is not physically suitable for the proposed type of development, because fire protection utilities for a new home cannot currently be provided without the need for standpipes, which are nonstandard equipment not typically permitted for new residences in the City.
4. The design of the subdivision and the proposed/required improvements will conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision, because property access and access to water needed for fire protection cannot be maintained as required by the existing easements.
5. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources.

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

BE IT FURTHER RESOLVED that this resolution shall become effective and final upon adoption, unless appealed pursuant to Section 17.04.050 of the Subdivision Ordinance of the City of National City

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of April 18, 2016, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



Item no. **5**
April 18, 2016

CITY OF NATIONAL CITY - DEVELOPMENT SERVICES DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: FISCAL YEAR 2016-2017 CAPITAL IMPROVEMENT PROGRAM GENERAL PLAN CONSISTENCY

Staff report by: Raymond Pe - Principal Planner

Applicant: City Initiated

Location: Citywide

Environmental review: Environmental review will be conducted prior to construction.

Background

As part of the annual budget process, the City considers potential capital improvements or major renovations to existing facilities. These projects are listed as proposed public works in the annual Capital Improvement Program (CIP). Government Code Section 65401 requires that the City review the list of proposed public works and determine conformity of the CIP with the General Plan. The proposed CIP for Fiscal Year 2016-17 is attached along with a consistency review, which identifies the General Plan policies that support each project.

Recommendation

Determine that the Capital Improvement Program is consistent with the General Plan.

Attachments

1. Proposed Capital Improvement Program FY 2016-2017
2. Consistency Review

RAYMOND PE
Principal Planner

BRAD RAULSTON
Executive Director

FY 2016-17 Funding Request



Project	Type	Description (FY 2017)	General Fund (001)	Information Systems Maintenance Fund (629)	Total
CCTV Camera Video Storage Capacity Upgrades	Infrastructure	The project will upgrade closed-circuit television (CCTV) camera video storage capacity to facilitate compliance with the new 365 day operational video retention	\$ -	\$ 150,000	\$ 150,000
Communications Infrastructure Expansion	Infrastructure	Expand fiber optics infrastructure to enhance communications for new Public Works facility (726 W. 19th St), Kimball Senior Center (1221 "D" Ave) and George H. Waters Nutrition Center (1415 "D" Ave)	\$ -	\$ 300,000	\$ 300,000
Drainage Improvements	Infrastructure	Replace corrugated metal storm drain pipes and other high priority drainage improvements Citywide	\$ 500,000	\$ -	\$ 500,000
Street Resurfacing	Infrastructure	Alley improvements	\$ 600,000	\$ -	\$ 600,000
Traffic Monitoring / Safety Enhancements	Infrastructure	Citywide traffic safety enhancements, ADA upgrades, data collection, grant match	\$ 450,000	\$ -	\$ 450,000
El Toyon Park Improvements	Parks & Recreation	New playground equipment with rubberized play area and ADA	\$ 175,000	\$ -	\$ 175,000
Las Palmas Park Improvements	Parks & Recreation	New playground equipment with rubberized play area and ADA	\$ 175,000	\$ -	\$ 175,000
Cell Phone Repeater Upgrades	Facilities	Upgrade cellphone repeaters to provide cellphone service to fortified areas in the lower level of	\$ -	\$ 75,000	\$ 75,000
Total			\$ 1,900,000	\$ 525,000	\$ 2,425,000

ATTACHMENT 2

Proposed Capital Improvement Program Fiscal Year 2016-17 Projects General Plan Consistency

The projects for the proposed Capital Improvement Program for Fiscal Year 2016-17 are listed followed by the General Plan policies that would be implemented by the projects.

Capital Improvement Project:

CCTV Camera Video Storage Capacity Upgrades

Project Description:

The project will upgrade closed-circuit television (CCTV) camera video storage capacity to facilitate compliance with the new 365 day operational video retention requirement.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy E-8.4: Work with telecommunications infrastructure operators to ensure that National City has state-of-the-art internet and telecommunication facilities, system upgrades, features, and coverages.

Capital Improvement Project:

Communications Infrastructure Expansion

Project Description:

The project will expand fiber optics infrastructure to enhance communications for new Public Works facility (726 W. 19th St), Kimball Senior Center (1221 "D" Ave) and George H. Waters Nutrition Center (1415 "D" Ave).

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy E-8.4: Work with telecommunications infrastructure operators to ensure that National City has state-of-the-art internet and telecommunication facilities, system upgrades, features, and coverages.

Capital Improvement Project:

Drainage Improvements

Project Description:

The project will replace corrugated metal storm drain pipes and other high priority drainage improvements Citywide.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy CS-3.1: Protect rivers, watersheds, reservoirs and groundwater as a water supply source through flood control measures and the use of storm water best management practices (BMPs) that protect water quality.

Policy CS-8.1: Control sources of pollutants and improve and maintain urban runoff water quality through storm water protection measures that are at a minimum consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit.

Capital Improvement Project:

Street Resurfacing

Project Description:

The project will provide structural and drainage improvements to various alleys Citywide.

Implementing General Plan Policies:

Policy LU-8.4: Plan the circulation system and public infrastructure and services to provide capacity for the realistic build-out of the city.

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy C-2.2: Enhance connectivity by eliminating gaps and barriers in roadways, bikeway, and pedestrian networks.

Capital Improvement Project:

Traffic Monitoring / Safety Enhancements

Project Description:

The project includes various infrastructure improvements to National City's transportation network to enhance safety and access for vehicles, pedestrians, bicyclists and transit users. Funding for the project may also be used for traffic data collection, analysis and reporting, ADA compliance, and local match requirements for larger regional, State and/or Federal transportation grant projects.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy C-2.5: Encourage traffic circulation improvements that minimize land acquisition and major construction, such as, but not limited to, enhanced road markings, synchronized traffic signals, Intelligent Transportation System (ITS) network management and more left turn restrictions.

Policy C-2.6: Enhance the quality of life in the City's Neighborhoods and minimize impacts on schools, hospitals, convalescent homes and other sensitive facilities through the implementation of traffic calming measures in these areas to reduce vehicle speeds and discourage cut-through traffic.

Capital Improvement Project:

El Toyon Park Improvements

Project Description:

The project will provide new playground equipment with rubberized play area and ADA elements.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy OS-5.6: Encourage the use of best management practices to achieve long-term energy efficiency and water and resource conservation, including the incorporation of xeriscape, renewable energy sources, green building and low-impact development practices for public and private park improvements.

Policy HEJ-1.3: Consider environmental justice issues as they are related to the equitable provision of desirable public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.

Capital Improvement Project:

Las Palmas Park Improvements

Project Description:

The project will provide new playground equipment with rubberized play area and ADA elements.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy OS-5.6: Encourage the use of best management practices to achieve long-term energy efficiency and water and resource conservation, including the incorporation of xeriscape, renewable energy sources, green building and low-impact development practices for public and private park improvements.

Policy HEJ-1.3: Consider environmental justice issues as they are related to the equitable provision of desirable public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.

Capital Improvement Project:

Cell Phone Repeaters

Project Description:

The project will upgrade cellphone repeaters to provide cellphone service to fortified areas in the lower level of City Hall.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy E-8.4: Work with telecommunications infrastructure operators to ensure that National City has state-of-the-art internet and telecommunication facilities, system upgrades, features, and coverages.