



## 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 Rauiston, Executive Director

**Pledge of Allegiance Presented by Commissioner Yamane**

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

Motion by Alvarado, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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

**CONTINUUED 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 23<sup>rd</sup> Street. (Case File No.: 2015-29 PD, CDP)

Presented by Assistant Planner Michael Fellows

Applicant: Mike Reading

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

Motion by Flores, 2<sup>nd</sup> by Alvarado to approve the resolution for a Planned Development Permit and Coastal Development Permit for a storage building located at 922 West 23<sup>rd</sup> 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 18<sup>th</sup> Street (Case File No.: 2016-04 SPR)

Presented by Principal Planner Martin Reeder

Applicant: Mark Brencick

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

Motion by Bush, 2<sup>nd</sup> by Yamane to approve the Resolution on a Parking reduction request for a proposed 20-unit apartment project at 618 East 18<sup>th</sup> 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, 2<sup>nd</sup> 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