



Planning Commission Minutes

Meeting of December 5, 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 6:00 p.m.

Roll Call

Commissioners Present: Bush, Yamane, Garcia, Baca, Sendt, Flores
(arrival at 6:10 p.m.), Dela Paz (arrival at 6:27 p.m.)

Staff Also Present: Nicole Perdone, Deputy City Attorney; Ray Pe, Principal Planner; Michael Fellows, Assistant Planner; Brad Raulston, Deputy City Manager.

Pledge of Allegiance Presented by Commissioner Bush

1. Approval of the Minutes of the Meeting on November 7, 2016.

Motion by Garcia, 2nd by Yamane to approve the Minutes for the meeting of November 7, 2016.

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

2. Approval of the Agenda for the Meeting of December 5, 2016.

Motion by Bush, 2nd by Yamane to approve the Agenda for the meeting of December 5, 2016.

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

ORAL COMMUNICATION: None

PRESENTATIONS: None

CONTINUED PUBLIC HEARINGS: None

PUBLIC HEARINGS

3. Conditional Use Permit for alcohol sales at a new sushi restaurant to be located at 2220 East Plaza Boulevard, Suite C & D (Case File No. 2016-26 CUP).

Presented by Principal Planner Ray Pe

Applicant: Jason Kim, has read, understands and accepts the conditions of the CUP

Motion by Garcia, 2nd by Bush to close the Public Hearing on a Conditional Use Permit for alcohol sales at a new sushi restaurant to be located at 2220 East Plaza Boulevard, Suite C & D (Case File No. 2016-26 CUP).

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

4. Resolution 2016-17 taking action a Conditional Use Permit for alcohol sales at a new sushi restaurant to be located at 2220 East Plaza Boulevard, Suite C & D (Case File No. 2016-26 CUP).

Note: Commissioner Flores arrived at 6:10 pm

Motion by Bush, 2nd by Yamane to approve a Conditional Use Permit for alcohol sales at a new sushi restaurant to be located at 2220 East Plaza Boulevard, Suite C & D (Case File No. 2016-26 CUP).

Motion carried by the following vote:
Ayes: Bush, Garcia, Yamane, Baca, Sendt

Abstain: Flores
Absent: Dela Paz

5. Tentative Parcel Map for the creation of four lots at 1821-1827 "C" Avenue with an exception for less than required lot frontage (Case File No.: 2016-29 LS).

Presented by Principal Planner Ray Pe

Applicant: Hamid Hariri, has read, understands and accepts the conditions of the CUP

Motion by Garcia, 2nd by Flores to close the Public Hearing on a Tentative Parcel Map for the creation of four lots at 1821-1827 "C" Avenue with an exception for less than required lot frontage (Case File No.: 2016-29 LS).

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

6. Resolution 2016-18 taking action on a Tentative Parcel Map for the creation of four lots at 1821-1827 "C" Avenue with an exception for less than required lot frontage (Case File No.: 2016-29 LS).

Motion by Garcia, 2nd by Yamane to approve the resolution on a Tentative Parcel Map for the creation of four lots at 1821-1827 "C" Avenue with an exception for less than required lot frontage (Case File No.: 2016-29 LS).

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

OTHER BUSINESS:

Note: Commissioner Dela Paz arrived at 6:27 pm

7. Conditional Certificate of Compliance for a Lot Line Adjustment at property located at 1918-1930 Cleveland Avenue (Case File No.: 2016-25 CC).

Presented by Principal Planner Ray Pe

Applicant: Not present

Motion by Flores, 2nd by Bush to approve the Conditional Certificate of Compliance for a Lot Line Adjustment at property located at 1918-1930 Cleveland Avenue (Case File No.: 2016-25 CC).

Motion carried by the following vote:

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

8. Resolution 2016-19 taking action for a Lot Line Adjustment at property located at 1918-1930 Cleveland Avenue (Case File No.: 2016-25 CC).

Motion by Yamane, 2nd by Garcia to approve Resolution 2016-19 for a Lot Line Adjustment at property located at 1918-1930 Cleveland Avenue (Case File No.: 2016-25 CC).

Motion carried by the following vote:

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

9. Time extension request for a Tentative Parcel Map for the division of one 27,888 square-foot lot into two lots, with an exception for less than required street frontage, at 1305 Harbison Avenue (Case File No.: 2016-33 TE)

Presented by Principal Planner Ray Pe
Applicant: Not present

Motion by Garcia, 2nd by Yamane to approve a time extension request for a Tentative Parcel Map for the division of one 27,888 square-foot lot into two lots, with an exception for less than required street frontage at 1305 Harbison Avenue (Case File No.: 2016-33 TE)

Motion carried by the following vote:

**Ayes: Bush, Garcia, Yamane, Baca, Sendt, Flores
Noes: Dela Paz**

10. Resolution 2016-14 denying a Conditional Use Permit for wholesale automotive sales with accessory auto repair, detail, and outdoor storage located at 2000 Roosevelt Avenue (Case File No.: 2016-10 CUP)

Presented by Principal Planner Ray Pe

Applicant: Deborah Falk
One speaker in favor of the denial: Carolina Martinez

Motion by Bush, 2nd by Garcia to deny Resolution 2016-14 denying a Conditional Use Permit for wholesale automotive sales with accessory auto repair, detail, and outdoor storage located at 2000 Roosevelt Avenue (Case File No.: 2016-10 CUP).

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

11. Approval of the 2017 Planning Commission Calendar

Motion by Baca, 2nd by Yamane to approve the 2017 Planning Commission Calendar

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

12. Election of Officers for 2017

Motion by Baca, 2nd by Bush to nominate Commissioner Garcia to serve as Chair for 2017.

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

Motion by Garcia, 2nd by Bush to nominate Commissioner Yamane to serve as Vice Chair for 2017.

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

STAFF REPORTS:

Deputy City Attorney: Congratulations to the new Chair and Vice Chair. Farewell to Denise Davis as Board Clerk and congratulations on the retirement.

Welcome to Tonya Hussain as new employee starting in January 2017. Happy Holidays to all. Today was the Deputy City Attorney's one-year anniversary on the Planning Commission.

Brad Raulston, Deputy City Manager: Congratulations to Deputy City Attorney on her one-year anniversary. Celebrated three occasions: Denise Davis's retirement, Nicole Perdone's anniversary and the annual end-of-year punch and cookies for the Commissioners.

COMMISSIONER REPORTS:

Flores: Unable to attend the January 23, 2017 Planning Commission Meeting. Congratulations to new officers.

Yamane: Merry Christmas

Garcia: Thank you for nomination as chair.

Baca: Congratulations to new officers, thank you to fellow commissioners for support in the past year.

ADJOURNMENT by Chair Baca at 6:59 p.m. to next meeting scheduled for January 23, 2017 at 6:00 pm.



CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of January 23, 2017.