



Planning Commission Minutes

Meeting of November 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 6:05 p.m.

Roll Call

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

Staff Also Present: George Eiser, Interim City Attorney; Martin Reeder, Principal Planner; Jessica Madamba, Planning Technician; Michael Fellows, Assistant Planner; Brad Raulston, Deputy City Manager; Lieutenant Robert Rounds, NCPD;

Pledge of Allegiance Presented by Commissioner Garcia

1. Approval of Minutes for the Meeting on August 15, 2016.

Motion by Garcia, 2nd by Sendt to approve the Minutes for the meeting of August 15, 2016.

Motion carried by the following vote:

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

Absent: Dela Paz

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

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

Motion carried by the following vote:

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

Absent: Dela Paz

Note: Commissioner Dela Paz arrived at 6:14 pm

Note: Item 11 moved up to this position

OTHER BUSINESS

11. Request to Initiate a General Plan Amendment, Code Amendment, and Zone Change to change the zoning from Major Mixed-Use District (MXD-2) to Service Commercial (CS) and Open Space (OS), and to allow used vehicle sales subject to a Conditional Use Permit in relation to a proposed Carmax Dealership to be located on Plaza Bonita Road.

Motion by Garcia, 2nd by Sendt to initiate the General Plan Amendment, Code Amendment, and Zone Change to change the zoning from Major Mixed-Use District (MXD-2) to Service Commercial (CS) and Open Space (OS), and to allow used vehicle sales subject to a Conditional Use Permit in relation to a proposed Carmax Dealership to be located on Plaza Bonita Road.

Motion carried by the following vote:

Ayes: Garcia, Flores, Baca, Sendt, Bush

Noes: Yamane, Dela Paz

ORAL COMMUNICATION: None

PRESENTATIONS: None

CONTINUED PUBLIC HEARINGS: None

PUBLIC HEARINGS

3. Conditional Use Permit for the expansion for of a convenience store at an existing gas station at 1803 Highland Avenue. (Case File No.: 2016-17 CUP)

Presented by Martin Reeder, Principal Planner and Jessica Madamba, Planning Technician

Applicant: Michael Rafo, acknowledges understanding and accepts conditions of the CUP.

Motion by Garcia, 2nd by Bush to close the Public Hearing for a Conditional Use Permit for the expansion for of a convenience store at an existing gas station at 1803 Highland Avenue. (Case File No.: 2016-17 CUP)

Motion carried by the following vote:

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

4. Resolution 2016-13 taking action on a Conditional Use Permit for the expansion of a convenience store at an existing gas station at 1803 Highland Avenue (Case File No.: 2016-17 CUP)

Motion by Bush, 2nd by Flores to approve Resolution 2016-13 for a Conditional Use Permit for the expansion of a convenience store at an existing gas station at 1803 Highland Avenue (Case File No.: 2016-17 CUP) with all conditions as listed.

Motion carried by the following vote:

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

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

Note: Commissioner Bush exited chambers at 7:37 and returned at 7:41 pm

Presented by Michael Fellows, Assistant Planner

Speaker: Applicant: Debra Falk, Perry Ford, read and understands conditions of CUP
Seven speakers opposed to this item: Ted Godshalk, Margaret Godshalk, Mary Jane Jagodzinski, Erin Panichkul, Maria C. Villanueva, Alicia Sanchez, Carolina Martinez

Motioned by Garcia, 2nd by Yamane to close the Public Hearing for a Conditional Use Permit for wholesale automobile 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: Garcia, Flores, Baca, Sendt, Bush, Yamane

Noes: Dela Paz

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

Note: Commissioner Yamane exited chambers at 7:57 and returned at 8:00.

Motion by Bush, 2nd by Yamane asking staff to return with a resolution denying the Conditional Use Permit for wholesale automobile sales with accessory auto

repair, detail, and outdoor storage located at 2000 Roosevelt Avenue (Case File No.: 2016-10 CUP) based on findings that it is inconsistent with current land use designation of limited commercial as stated in the Westside Specific Plan.

Motion carried by the following vote:

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

Note: Recess 8:32 to 8:37

The meeting resumed and called to order at 8:37 by Chairman Baca

ROLL CALL:

Present: Bush, Yamane, Garcia, Baca, Sendt, Flores

Absent: Dela Paz

7. Conditional Use Permit and Tentative Parcel Map to convert a three unit multi-family development to condominiums at 1404 & 1408 Coolidge Avenue and 316 West 14th Street (Case File No.: 2016-18 CUP, LS)

Presented by Martin Reeder, Principal Planner

Applicants: William Lewallen, Robert Zenowski – applicant’s representative – have read and understand the conditions of the CUP.

Motion by Garcia, 2nd by Yamane to close the Public Hearing for a Conditional Use Permit and Tentative Parcel Map to convert a three unit multi-family development to condominiums at 1404 & 1408 Coolidge Avenue and 316 West 14th Street (Case File No.: 2016-18 CUP, LS)

Motion carried by the following vote:

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

Absent: Dela Paz

8. Resolution 2016-15 taking action on a Conditional Use Permit and Tentative Parcel Map to convert a three unit multi-family development to condominiums at 1404 & 1408 Coolidge Avenue and 316 West 14th Street (Case File No.: 2016-18 CUP, LS)

Motion by Bush, 2nd by Garcia to approve Resolution 2016-15 taking action on a Conditional Use Permit and Tentative Parcel Map to convert a three unit multi-family development to condominiums at 1404 & 1408 Coolidge Avenue and 316 West 14th Street (Case File No.: 2016-18 CUP, LS)

Motion carried by the following vote:

Ayes: Garcia, Flores, Baca, Sendt, Bush

No: Yamane

Absent: Dela Paz

9. Conditional Use Permit for a craft beer tasting room to be located at 340 West 26th Street, Suite D (Case File No.: 2016-21 CUP)

Presented by Martin Reeder, Principal Planner

Applicants Jorge Molina, Gustavo Molina, Marco Peña and Jorge Peña have read and understand the conditions with waivers to conditions 8 and 9 of the CUP.

Motioned by Garcia, 2nd by Sendt to close the Public Hearing on a Conditional Use Permit for a craft beer tasting room to be located at 340 West 26th Street, Suite D (Case File No.: 2016-21 CUP)

Motion carried by the following vote:

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

Absent: Dela Paz

10. Resolution 2016-16 taking action on a Conditional Use Permit for a craft beer tasting room to be located at 340 West 26th Street, Suite D (Case File No.: 2016-21 CUP)

Motioned by Garcia, 2nd by Sendt to approve Resolution 2016-16 taking action on a Conditional Use Permit for a craft beer tasting room to be located at 340 West 26th Street, Suite D (Case File No.: 2016-21 CUP) with recommendation to waive conditions 8 and 9 of the CUP with amendment of time to state hours of operation of 11:00 am to 9:00 pm Monday to Saturday.

Motion carried by the following vote:

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

Absent: Dela Paz

STAFF REPORTS:

Brad Raulston, Deputy City Manager Thank you to Commissioners for participating in Workshop on the Downtown Specific Plan on November 1, 2016. Update meeting will be presented around March/April time frame.

COMMISSIONER REPORTS:

Garcia: Happy to see new projects coming

ADJOURNMENT by Chair Baca at 9:23 p.m. to next meeting scheduled for November 21, 2016 at 6:00 pm.


CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of December 5, 2016.