



Planning Commission Minutes

Planning Commission
Meeting of March 6, 2017
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 Garcia at 6:02 p.m.

Roll Call

Commissioners Present: Bush, Baca, Yamane, Garcia, Sendt, Flores, Dela Paz (6:58 pm arrival)

Commissioners Absent: None.

Staff Also Present: Deputy City Manager Brad Raulston; Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder

Pledge of Allegiance Presented by Commissioner Baca.

1. Approval of the Minutes of the Meeting of February 6, 2017.

Motion by Baca, second by Yamane to approve the Minutes for the Meeting of February 6, 2017.

Motion carried by the following vote:

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

Abstain: None

Noes: None

Absent: Dela Paz

2. Approval of the Agenda for the Meeting of March 6, 2017.

Motion by Bush, second by Baca to approve the Agenda for the Meeting of March 6, 2017.

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Dela Paz

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS

3. Consideration of certification of a Mitigated Negative Declaration for a Planned Development Permit and Coastal Development Permit for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 PD, CDP, IS)

Presented by Principal Planner Martin Reeder

Applicant: Bryan Underwood representing Caster Properties, Inc. has read, understands, and accepts the conditions of the CUP.

Motion by Bush, second by Sendt to close the Public Hearing on the Certification of a Mitigated Negative Declaration for a Planned Development Permit and Coastal Development Permit for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 PD, CDP, IS)

Motion carried by the following vote:

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

Abstain: None

Noes: None

Absent: Dela Paz

4. Resolution 2017-5 making a finding of no significant environmental effect for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 IS)

Motion by Flores, second by Bush to approve Resolution 2017-5 making a finding of no significant environmental effect for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 IS)

Motion carried by the following vote:

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

Abstain: None

Noes: None

Absent: Dela Paz

5. Resolution 2017-6 taking action on a Planned Development Permit and Coastal Development Permit for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 PD, CDP)

Motion by Yamane, second by Sendt to approve Resolution 2017-6 taking action on a Planned Development Permit and Coastal Development Permit for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 PD, CDP)

Motion carried by the following vote:

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

Abstain: None

Noes: None

Absent: Dela Paz

6. Conditional Use Permit for alcohol sales at a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-32 CUP)

Presented by Principal Planner Martin Reeder

Applicant: Zapher Dajani has read, understands, and accepts the conditions of the CUP.

Motion by Bush, second by Baca to close the Public Hearing on a Conditional Use Permit for alcohol sales at a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-32 CUP)

Note: Commissioner Dela Paz entered Council Chambers at 6:58 pm.

Motion carried by the following vote:

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

Abstain: Dela Paz

Noes: None

Absent: None

7. Resolution 2017-7 taking action on a Conditional Use Permit for alcohol sales at a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-32 CUP)

Motion by Bush, second by Sendt to approve Resolution 2017-7 taking action on a Conditional Use Permit for alcohol sales at a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-32 CUP)

Motion carried by the following vote:

Ayes: Bush, Baca, Garcia, Sendt, Flores

Abstain: Dela Paz

Noes: Yamane

Absent: None

OTHER BUSINESS:

8. Parking reduction request for a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-20 SPR)

Presented by Principal Planner Martin Reeder

Applicant: Zapher Dajani has read, understands, and accepts the conditions of the Site Plan Review.

No vote required.

9. Resolution 2017-8 taking action on a parking reduction request for a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-20 SPR)

Principal Planner Martin Reeder noted that the resolution originally provided to the Commissioners contained an error and a hard copy of the corrected resolution was provided.

Motion by Flores, second by Bush to approve the corrected Resolution 2017-8 taking action on a parking reduction request for a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-20 SPR)

Motion carried by the following vote:

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

Abstain: Dela Paz

Noes: None

Absent: None

10. Parking reduction request for a proposed 12-unit mixed-use project to be located at 341 East 30th Street. (Case File No.: 2016-24 SPR)

Presented by Principal Planner Martin Reeder.

Applicant: Project Engineer Stephen Ott, representing the owner, has read, understands, and accepts the conditions of the Site Plan Review.

No vote required.

11. Resolution 2017-9 taking action on a parking reduction request for a proposed 12-unit mixed-use project to be located at 341 East 30th Street. (Case File No.: 2016-24 SPR)

Motion by Yamane, second by Sendt to approve Resolution 2017-9 taking action on a parking reduction request for a proposed 12-unit mixed project to be located at 341 East 30th Street. (Case File No.: 2016-24 SPR)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: None.

STAFF REPORTS:

Deputy City Attorney: Senior Assistant City Attorney Nicole Pedone wished departing Commissioner Bush good luck on his next endeavor.

Brad Raulston, Deputy City Manager: Wished Commissioner Bush well in the future. Informed the Commissioners that a Request for Proposals would be released to identify a development team to develop the properties located at 130 E. 8th Street and 921 National City Boulevard and encouraged the Commissioners to forward it to anyone who may be interested in submitting a proposal. He further spoke to the recent budget workshop held on February 28, 2017 regarding Capital Needs Assessment and stated that the first preliminary budget would likely be presented to the City Council in late April 2017.

Principal Planners: Principal Planner Martin Reeder echoed the sentiments made for Commissioner Bush. He commented that the CarMax project was expected to move to the next step in the process in the next several months.

COMMISSIONER REPORTS:

Bush: Thanked Deputy City Manager Brad Raulston for his support. He further asked if the Land Use Code would be updated to clearly define transit-oriented projects. In response, Brad explained that several updates were needed to the Land Use Code and that this would be added to the list.

Dela Paz: Spoke to the unattractive retaining wall adjacent the Dunkin Donuts and noted that in the future, staff and the Commissioners should encourage design guidelines to enhance the entrances to National City.

Sendt: Wished Commissioner Bush good luck.

Yamane: Wished Commissioner Bush good luck.

Baca: Wished Commissioner Bush good luck.

Flores: Wished Commissioner Bush good luck. In response to a question posed by Commissioner Flores, Principal Planner Martin Reeder advised that Chick-fil-A was expected to open by early 2018.

Garcia: Wished Commissioner Bush good luck. Expressed that it was a pleasure to see more projects coming to National City and complimented City staff and the fellow Commissioners on their work.

In closing, Commissioner Bush thanked the Commissioners.

ADJOURNMENT by Chair Garcia at 7:48 p.m. to the next meeting scheduled for April 3, 2017 at 6:00 pm. The meeting of March 20, 2017 was adjourned due to lack of agenda items.



CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of April 17, 2017.