



## Planning Commission Minutes

Planning Commission  
Meeting of March 5, 2018  
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 Yamane at 6:03 p.m.

### Roll Call

Commissioners Present: Yamane, Sendt, Garcia, Flores, Quintero, Dela Paz (6:05 pm arrival)

Commissioners Absent: Baca

Staff Also Present: Deputy City Manager Brad Raulston, Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder, Principal Planner Ray Pe, Planning Technician Chris Stanley

**Pledge of Allegiance** Presented by Commissioner Quintero

1. Approval of Minutes from the Meeting of February 5, 2018.

Motion by Flores, second by Garcia to approve the Minutes for the Meeting of February 5, 2018.

### **Motion carried by the following vote:**

**Ayes:** Yamane, Sendt, Garcia, Flores, Quintero

**Abstain:** None.

**Noes:** None.

**Absent:** Baca, Dela Paz

2. Approval of the Agenda for the Meeting of March 5, 2018.

Motion by Flores, second by Sendt to approve the Agenda for the Meeting of March 5, 2018.

**Ayes:** Yamane, Sendt, Garcia, Flores, Quintero

**Abstain:** None.

**Noes:** None.

**Absent:** Baca, Dela Paz

**ORAL COMMUNICATION:** None.

**PRESENTATIONS:** None.

**CONTINUED PUBLIC HEARINGS:**

*Commissioner Dela Paz arrived to the dais (6:05 pm)*

3. Resolution taking action on a Conditional Use Permit and Coastal Development Permit for a gas station and convenience store to be located at 724 Civic Center Drive in the Coastal Zone. (Case File No.: 2017-03 CUP)

Presented by Principal Planner Martin Reeder.

Martin Samo, representing the applicant has read, understands, and accepts the conditions of the Zone Variance.

In response to a question posed by Planning Commissioner Quintero, Mr. Samo affirmed that he would be supportive and able to accommodate future easements for the Bayshore Bikeway.

Motion by Sendt, second by Flores to close the Public Hearing and approve the Resolution taking action on a Conditional Use Permit and Coastal Development Permit for a gas station and convenience store to be located at 724 Civic Center Drive in the Coastal Zone (Case File No.: 2017-03 CUP) with the caveat that condition no. 51 be revised to state that the hours of operation be 8:00 a.m. to 12:00 a.m. and condition no. 52 to state that the cooler be sealed from 12:00 a.m. to 8:00 a.m.

**Ayes:** Yamane, Sendt, Garcia, Flores, Quintero, Dela Paz

**Abstain:** None.

**Noes:** None.

**Absent:** Baca

**PUBLIC HEARINGS:**

4. Resolution taking action on a Zone Variance for the waiver of minimum street wall requirements for a property located at 1628 Orange Street. (Case File No. 2017-27 Z).

Presented by Planning Technician Chris Stanley and Principal Planner Martin Reeder.

Commissioner Dela Paz suggested that staff and the Commissioners revisit the zoning designation in the project's area.

Public Speakers in opposition:

Anamaria Garcia  
Luis Garcia  
Jess Van Deventer  
Jessica Cornejo  
Jennifer Jaquish  
Theresa Camacho  
Mario Magana

Public Speaker in support:

Andrew Greer

Property owner Keith Robinson has read, understands, and accepts the conditions of the Zone Variance.

Motion by Dela Paz, second by Flores to close the Public Hearing and deny the Resolution taking action on a Zone Variance for the waiver of minimum street wall requirements for a property located at 1628 Orange Street. (Case File No. 2017-27 Z).

**Ayes:** Flores, Dela Paz

**Abstain:** None.

**Noes:** Yamane, Sendt, Garcia, Quintero

**Absent:** Baca

**Motion failed.**

Motion by Garcia, second by Yamane to close the Public Hearing and approve the Resolution taking action on a Zone Variance for the waiver of minimum street wall requirements for a property located at 1628 Orange Street. (Case File No. 2017-27 Z).

**Ayes:** Yamane, Sendt, Garcia, Quintero

**Abstain:** None.

**Noes:** Flores, Dela Paz

**Absent:** Baca

**Motion passed.**

**OTHER BUSINESS:** None.

**STAFF REPORTS:**

**Senior Assistant City Attorney:** None.

**Brad Raulston, Deputy City Manager:** Announced the upcoming Housing Workshop to be held on March 26, 2018 at 4:00 pm and encouraged the Commissioners to attend.

**Principal Planners:** None.

**COMMISSIONER REPORTS:**

**Dela Paz:** None.

**Quintero:** None.

**Flores:** None.

**Yamane:** Thanked the Mayor and Council for her birthday card.

**Sendt:** None.

**Baca:** Absent.

**Garcia:** None.

**ADJOURNMENT** by Chair Yamane at 7:46 p.m. to the next meeting scheduled for March 19, 2018 at 6:00 pm.

  
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CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of March 19, 2018.