



Planning Commission Minutes

Meeting of September 21, 2009
6:00 P.M. to 7:45 P.M.
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.

The Meeting was Called to Order by
Chairman Alvarado at 6:00 p.m.

Commissioners DeLaPaz, Farias, Baca,
Alvarado, Pruitt, Reynolds, Flores.

Also Present: Senior Assistant City
Attorney Claudia Silva, Principal Planner
Peggy Chapin, Assistant Planner Martin
Reeder, Assistant Civil Engineer Adam
Landa.

Led by Commissioner Reynolds.

1. Motion by Pruitt, 2nd by Reynolds, for
Approval of the Minutes for the Meeting
of August 17, 2009.

Motion carried by the Following Vote:

Ayes: Farias, Baca, Alvarado, Pruitt,
Reynolds, Flores.

Abstaining: DeLaPaz.

Agenda Items

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Minutes of the Regular Meeting Held on
August 17, 2009.

Motion by Reynolds, 2nd by Pruitt, for approval of Agenda.

Approval of Agenda

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

None.

Oral Communications

RESOLUTION

2. Motion by Reynolds, 2nd by Baca, to approve Resolution No. 16-2009.

2. Resolution No. 16-2009. A Resolution of the Planning Commission of the city of National City, California, taking action on a Conditional Use permit for the Expansion of an existing Bar and the Extension of Existing Live Entertainment Hours at McDini's at 105 East 8th Street. Applicant: Paris Hagman. Case File No. 2009-10 CUP.

Motion carried by the Following Vote:

Ayes: Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

Abstaining: DeLaPaz.

3. Commissioner DeLaPaz asked staff for a definition of "Minor CUP" versus "CUP".

3. Minor Conditional Use Permit to allow a Second-Hand Store within an Existing Commercial Development located at 3126 E. Plaza Boulevard, Suite A. Applicant: Maria Nix. Staff Report by Assistant Planner Martin Reeder. Case File No. 2009-17 CUP.

Principal Planner Peggy Chapin stated that Minor CUP's are used when tenants are going into existing centers where they will be less impact than a full Conditional Use Permit. These uses require less staff time to process and 25% of the regular CUP fee is assessed. The Minor CUP came into effect with the reduction of fees authorized by City Council.

Maria Nix, applicant, stated that she has read and understands and can comply with conditions of approval. She stated in response to Commissioner DeLaPaz that she obtains her second-hand items from estate sales and no firearm sales will occur or pawn broker services will be offered.

Commissioner Baca asked if residents within 300 feet had been notified and any comments received.

Staff stated that no comments had been received and the property owners within 300 feet of the site had been mailed the public hearing notice.

Motion by Pruitt, 2nd by Reynolds, to close the public hearing and approve 2009-17 CUP based on required findings and subject to conditions of approval.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

4. Motion by Pruitt, 2nd by Reynolds, to adopt Resolution No. 17-2009.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

5. Rowie Mesina, applicant, spoke in support of the permit. She responded to Commissioners questions regarding using the air conditioning to keep the back door closed to reduce noise, adequate parking, number of students, and hours of operation.

Motion by Baca, 2nd by Pruitt, to close the public hearing and approve 209-19 CUP based on required findings and subject to conditions of approval.

6. Motion by Baca, 2nd by Pruitt, to adopt Resolution No. 18-2009.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

4. Resolution No. 17-2009. A Resolution of the Planning Commission of the City of National City, California, taking action on a Minor Conditional Use Permit to allow a Second-Hand Store within an Existing Commercial Development located at 3126 E. Plaza Boulevard, Suite A. Applicant: Maria Nix. Case File No. 2009-17 CUP

5. Minor Conditional Use Permit to allow a Music Studio within an Existing Commercial Development located at 3403 E. Plaza Boulevard, Suite K. Applicant: Rowie Mesina. Staff Report by Principal Planner Peggy Chapin. Case File No. 2009-19 CUP

6. Resolution No. 18-2009. A Resolution of the Planning Commission of the City of National City, California, taking action on a Minor Conditional Use Permit to allow a Music Studio within an Existing Commercial Development located at 3403 E. Plaza Boulevard, Suite K. Applicant: Rowie Mesina. Case File No. 2009-19 CUP

7. Jessica Campbell, Goldrush CA LLC, spoke in support of Conditional Use Permit and stated that she has read and can comply with conditions of approval.

Commissioner Reynolds confirmed that the Police Department is in support of this Permit.

Motion by Pruitt, 2nd by Reynolds, to close the public hearing and approve 2009-16 CUP based on required findings and subject to conditions of approval.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

8. Motion by Pruitt, 2nd by Reynolds, to adopt Resolution No. 19-2009.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

9. Tyson Boiko, Red Robin International, stated that he has read and agrees with conditions of approval. He stated in response to Commissioner Baca that no live entertainment or karaoke is proposed. Mr. Boiko further stated that the restaurant general manager will be on-site in early October and will begin hiring 75 to 80 employees.

Maria Nix asked if staff training on alcohol service will be provided.

Mr. Boiko stated that conditions of approval require LEAD training and this will occur.

Motion by Baca, 2nd by Farias, to close the public hearing and approve 2009-13 CUP based on required findings and subject to conditions of approval.

7. Minor Conditional Use Permit to allow Precious Metal Purchasing within a Kiosk at Westfield Plaza Bonita. Applicant: Goldrush CA LLC, Cash for Gold. Staff Report by Assistant Planner Martin Reeder. Case File No. 2009-16 CUP.

8. Resolution No. 19-2009. A Resolution of the Planning Commission of the City of National City, California, taking action on a Minor Conditional Use Permit to allow Precious Metal Purchasing within a Kiosk at Westfield Plaza Bonita. Applicant: Goldrush CA LLC, Cash for Gold. Case File No. 2009-16 CUP.

9. Conditional Use Permit for the sale of alcohol at Red Robin Restaurant at Westfield Plaza Bonita located at 3030 Plaza Bonita Road. Applicant: Red Robin International – Tyson Boiko. Staff Report by Martin Reeder. Case File No. 2009-13 CUP

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

10. Motion by Baca, 2nd by Reynolds, to adopt Resolution No. 20-2009.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

11. Commissioner DeLaPaz asked what other big-box retailers could be built at this site.

Principal Planner Peggy Chapin stated that a retailer without the gas and tire center, like a Kohl's or Ross are being considered.

Motion by Pruitt, 2nd by Baca, to close the public hearing and approve the Time Extension request for one year, to September 21, 2010.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

12. Motion by Pruitt, 2nd by Baca, to adopt Resolution No. 21-2009.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

10. Resolution No. 20-2009. A Resolution of the Planning Commission of the City of National City, California, taking action on a Conditional Use Permit for the sale of alcohol at Red Robin Restaurant at Westfield Plaza Bonita located at 3030 Plaza Bonita Road. Applicant: Red Robin International – Tyson Bioko. Case File No. 2009-13 CUP.

11. Time Extension Request for a previously approved Planned Development Permit for construction of a Big-Box Wholesale Facility, Tire Center, and Fueling Station, and a Conditional Use Permit for the sale of Alcoholic Beverages on a 15.08 Vacant Parcel on the North Side of Plaza Bonita Road, West of Sweetwater Road, and East of Interstate 805. Staff Report by Principal Planner Peggy Chapin. Applicant: City of National City Community Development Commission. Case File No. 2009-18 TE

12. Resolution No. 21-2009. A Resolution of the Planning Commission of the City of National City, California, taking action on a Time Extension for a Previously Approved Planned Development Permit for Construction of a Big-Box Wholesale Facility, Tire Center, and Fueling Station, and a Conditional Use Permit for the Sale of Alcoholic Beverages on a 15.08 Vacant Parcel on the North Side of Plaza Bonita Road, West of Sweetwater Road, and East of Interstate 805. Applicant: City of National City Community Development Commission. Case File No. 2009-18 TE.

13. Wayne Hann, Constellation Property Group, LP, 241 14th Street, San Diego, spoke in support of Amendment. He stated in response to Commissioner Reynolds that the condominium has been built to the highest R1 and R2 occupancy rates and can support to change in occupancy. He further stated that corporate housing leases can be reviewed by the City Attorney's office to ensure that if tenant problems occur the tenant can be removed.
13. An Amendment to the Downtown Specific Plan to allow Extended Stay Hotel Use within the Development Zone 5B where Mixed-Use Multi-Family Residential Uses are Currently Permitted. Applicant: Wayne Hann, Constellation Property Group. Staff Report by Principal Planner Peggy Chapin. Case File No. 2008-53 SPA

Motion by Reynolds, 2nd by Pruitt, to close the public hearing and recommend approval of Amendment to the Downtown Specific Plan, and Addendum to the Certified Program EIR, based on required findings.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

14. Motion by Reynolds, 2nd by Pruitt, to adopt Resolution No. 22-2009.
14. Resolution No. 22-2009. A Resolution of the Planning Commission of the City of National City, California, recommending action on an Amendment to the National City Downtown Specific Plan to allow Extended-Stay Hotel Uses within the Development Zone 5B where Mixed-Use Multi-Family Residential Uses are currently permitted and recommending action of an Addendum to the Certified Program Environmental Impact Report, for the Downtown Specific Plan and Authorizing the filing of a Notice of Determination. Applicant: Wayne Hann, Constellation Property Group. Case file No. 2008-53 SPA.

Motion carried by the Following Vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

Senior Assistant City Attorney Claudia Silva updated that Commissioners on recent Council action to have the Planning Commission function as the Committee for Housing and Community Development. Two additional Commissioners will be appointed to serve along with the Planning Commissioners when items relating to housing project program and policies, housing loan assistance, and other housing issues require Commission action. Alfredo Ybarra, Housing Manager, will introduce Commissioners to housing functions. Training will be provided to the Commissioners.

Senior Assistant City Attorney

Principal Planner Peggy Chapin stated that the Planning Commission will also take on the duties of the Street Tree Committee.

Principal Planner Peggy Chapin stated a joint meeting of the Planning Commission and City Council will occur on October 20, at 5:00 p.m. regarding the General Plan Update. The background report will be provided in advance for the Commission review.

Principal Planner

Principal Planner Peggy Chapin also stated the Westside EIR is nearing completion, with a draft document expected in mid-October. At that time, the Draft Westside Specific Plan and Draft EIR will be available and distributed to Commissioners for review.

Commissioner Flores asked if the City is pursuing new tenants for the former Circuit City site and Mervyns Store.

Commissioners

Principal Planner Peggy Chapin stated that a new retail center and housing development has been submitted for the current Sweetwater Crossing site, and a Hispanic Grocery Store has expressed interest to using the former Mervyn's site.

Commissioner DeLaPaz stated that Westfield has been a good operator and manager. Potential "big-box" retailers could be Fry's and Babies R Us. A restaurant used could be Olive Garden.

She further stated that the San Diego Zoo is offering "kids free" during the month of October.

Commissioner Baca asked about the proposed project mentioned by the Mayor at his State of the City address.

Principal Planner Peggy Chapin stated that the developer is Sudberry, with project partially in National City and Chula Vista, with Lowe's being in National City.

No Report.

Chairman

7:45 p.m.

ADJOURNMENT



CHAIRMAN