



Planning Commission Minutes

Planning Commission
Meeting of April 17, 2023
IN PERSON AND ONLINE MEETING
<https://www.nationalcityca.gov/webcast>
LIVE WEBCAST
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 Chair Miller at 6:00 p.m.

Roll Call

Commissioners Present: Valenzuela, Sendt, Sanchez, Natividad, Miller, Castle.

Staff Also Present: Planning Manager Martin Reeder, Acting Community Development Director Ben Martinez, Deputy City Attorney Ashlin Y. Lutes, Planning Technician Adan Pacheco, and Executive Secretary Sarah Esendencia.

Roll Call

1. Approval of Excused/Unexcused Absence of Member Sanchez.

Commissioner Sanchez states medical reason for being absent during the Planning Commission Meeting on April 3, 2023.

Motion by Sendt, second by Natividad, to excuse Commissioner Sanchez from the April 3, 2023 Planning Commission Meeting.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Natividad, Miller, Castle.

Noes: None.

Abstain: Sanchez.

Absent: None.

Motion approved.

2. Approval of Excused/Unexcused Absence of Member Sendt.

Commissioner Sendt states family reason for being absent during the Planning Commission Meeting on April 3, 2023.

Motion by Natividad, second by Sanchez, to excuse Commissioner Sanchez from the April 3, 2023 Planning Commission Meeting.

Motion carried by the following vote:

Ayes: Valenzuela, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: Sendt.

Absent: None.

Motion approved.

3. Approval of Excused/Unexcused Absence of Member Valenzuela.

Commissioner Valenzuela states medical reason for being absent during the Planning Commission Meeting on April 3, 2023.

Motion by Natividad, second by Sendt, to excuse Commissioner Sanchez from the April 3, 2023 Planning Commission Meeting.

Motion carried by the following vote:

Ayes: Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: Valenzuela.

Absent: None.

Motion approved.

Approval of Agenda

4. Approval of Agenda for the Meeting on April 17, 2023.

Motion by Castle, second by Natividad, to approve the Agenda for the Meeting of April 17, 2023.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

Approval of Minutes

5. Approval of Minutes from the Meeting of March 6, 2023.

Motion by Natividad, second by Sendt, to approve the Minutes from the Meeting of March 20, 2023.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

6. Approval of Minutes from the Meeting of April 3, 2023.

Motion by Castle, second by Valenzuela, to approve the Minutes from the Meeting of April 3, 2023.

Motion carried by the following vote:

Ayes: Valenzuela, Natividad, Miller, Castle.

Noes: None.

Abstain: Sendt, Sanchez.

Absent: None.

Motion approved.

PUBLIC HEARINGS:

7. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 of the CEQA Guidelines Section 15332 (In-Fill Development Projects) and Conditional Use Permit for a drive-through lane within a proposed commercial development to be located at 2305 Sweetwater Road.

Planning Manager, Martin Reeder, presented a PowerPoint.

Ken Muroaka was the present representative and was there to answer any questions.

Tom Boarman and Charlene Sadiarin were also present as representatives of the applicant.

Chair Miller disclosed that he drives by the site, lives half a mile away, and has noted the property due to the application.

Valenzuela asked if there will be traffic dividers to ensure there is no left hand turn.

Planning Manager replied ensuring signage will be posted and permitted through a building permit.

Motion by Castle, second by Natividad, to close the Public Hearing.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

Motion by Castle, second by Valenzuela, to adopt Resolution No. 2023-07, a Resolution of the Planning Commission of the City of National City, California Determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 of the CEQA Guidelines Section 15332 (in-fill development) and approving a conditional use permit for a drive-through lane within a proposed commercial development to be located at 2305 Sweetwater Road. Case File No. 2022-12 CUP. APNS: 563-252-12, 563-252-13, 563-252-14, 563-252-23, and 563-252-28.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

8. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 of the CEQA Guidelines Section 15301 (Existing Facilities) and Conditional Use Permit for beer and wine sales (ABC Type-41) and live entertainment at a new coffee shop (Public Square Coffee House). Located at 127 East 8th Street.

Planning Manager, Martin Reeder, presented a PowerPoint.

Marco Polo Cortez, the consultant of the applicant was present and available to answer any questions.

Commissioner Valenzuela discloses that she is familiar with their La Mesa location.

Chair Miller discloses he is familiar with their location.

Commissioner Natividad discloses that he knows Marco Polo Cortez.

Joel Tabao made a public comment.

Philip Esteban made a public comment.

Joan Rincon made a public comment.

Sergeant Joseph Camacho states there was an error on the risk assessment stating he checked the incorrect box for hours of operation. Correct total points is 14 medium risk.

Motion by Natividad, second by Castle, to close the Public Hearing.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

Motion by Valenzuela, second by Sendt, to adopt Resolution No. 2023-08, A Resolution of the Planning Commission of the City of National City, California, determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 of the CEQA

Guidelines Section 15301 (Existing Facilities) and approving a Conditional Use Permit for a beer and wine sales and live entertainment at a new coffee shop (Public Square Coffee House) Located at 127 East 8th Street Case File No. 2023-01 CUP APN: 556-332-22.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Sanchez, Natividad, Miller.

Noes: Castle.

Abstain: None.

Absent: None.

Motion approved.

OTHER BUSINESS: None.

STAFF REPORTS:

Legal Counsel: None.

Commissioner Sanchez steps away at 7:14 p.m. returns at 7:16 p.m.

Acting Director of Community Development: Introduces himself and states it is an honor and pleasure. Looks forward to getting to know everyone better.

Planning Manager: Thanks Sergeant Joseph Camacho. Introduces Planning Technician, Adan Pacheco. Reports that he was able to attend the 2023 National Planning Conference in Philadelphia where he learned new things and about all kind of other things that the city is already doing.

COMMISSIONER REPORTS:

Vice-Chair Castle: None.

Commissioner Natividad: Welcomes Acting Director, Ben Martinez.

Commissioner Sanchez: Reminds to support both Little League and Pony League.

Commissioner Sendt: None.

Commissioner Valenzuela: None.

Chair Miller: Thanks Sergeant Joseph Camacho and welcomes both Ben Martinez and Adan Pacheco to the Planning Commission meetings.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, May 1, 2023 at 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 7:18 p.m.

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of June 5, 2023.

Martin Miller, Chair