



Planning Commission Minutes

Planning Commission
Meeting of March 6, 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 6:01 p.m.

Roll Call

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

Commissioners Absent: None.

Staff Also Present: Planning Manager Martin Reeder, Associate Planner David Welch, Legal Counsel Elizabeth Mitchell, Executive Secretary Sarah Esendencia.

Approval of Agenda

1. Approval of Agenda for the Meeting on March 6, 2023.

Motion by Castle, second by Sendt, to approve the Agenda for the Meeting of March 6, 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

2. Approval of Minutes from the Meeting of February 6, 2022.

Motion by Natividad, second by Sendt to approve the Minutes from the Meeting of February 6, 2022.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS:

3. Conditional Use Permit for the Operation of a Service Station at an Existing Gasoline Station Located at 2401 East Division Street (Case File No. 2022-34 CUP)

Presented by Associate Planner David Welch.

Business owner Sayed Qaderi was present.

Vice-Chair Castle discloses that she had driven by the site to view it.

Sayed Qaderi states he is in charge of the cleaning, trash, and responsible for overall gas station.

Commissioner Sendt's screen had technical issue. Executive Secretary moved to hand voting.

Motion by Natividad, second by Sendt, 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. 2023-02, a Resolution of the Planning Commission of the City of National City, California Approving a Conditional Use Permit for the Operation of a Service Station at an Existing Gasoline Station Located at 2401 East Division Street, Case File No.: 2022-34 CUP; APN: 552-302-13

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

PUBLIC HEARINGS:

4. Conditional Use Permit for a New Wireless Communications Facility to be Located at 901 Euclid Avenue (Case File No.: 2022-36 CUP)

Presented by Planning Manager Martin Reeder

Applicant Andrew Rocco was present.

Commissioner Natividad, Vice-Chair Castle, Commissioner Sanchez, Commissioner Sendt, Commissioner Valenzuela, and Chair Miller all disclosed that they shop at Vallarta Supermarket.

Chair Miller request that an emergency backup generator or wall battery or some form of emergency backup power be installed.

Applicant Andrew Rocco replied stating that the Dish Wireless three sector cell sites typically have the backup battery already installed however, Andrew checked the drawings and did not see the backup battery in there in which he will check to make sure they are in there. Andrew stated that if that is a condition, they will cooperate.

Chair Miller requested a Condition of Approval that there will be an emergency backup.

Motion by Sendt, second by Sanchez, to close the Public Hearing.

Motion carried by the following vote:

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

Noes: None.

Abstain: Natividad.

Absent: None.

Motion approved.

Motion by Valenzuela to amend the motion to Approve to adopt Resolution No. 2023-03, A Resolution of the Planning Commission of the City of National City, California Approving a Conditional Use Permit for a New Wireless Communications Facility to be located at 901 Euclid Avenue. Case File No.: 2022-36 CUP. APN: 558-010-55 with the condition of adding a backup battery second by Sendt.

Motion carried by the following vote:

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

Noes: None.

Abstain: Natividad.

Absent: None.

Motion approved.

5. Local Coastal Plan (LCP) Amendment to reflect jurisdictional boundary changes affected by the Port of San Diego's National City Balanced Plan and expansion of the Bayshore Bikeway (Case File No.: 2022-26 LCPA)

Presented by Planning Manager Martin Reeder.

Sub consultant of Chen Ryan and Author of the Staff Report, John Helmer was available for questions.

Commissioner Valenzuela discloses that she is an ex-officio member of the Port Tenants Association which is now the San Diego Working Waterfront.

Legal Counsel asked Chair Miller to take a 5 minute recess at 6:53 p.m.

Meeting called back at 6:58 p.m.

Commissioner Valenzuela recused herself out of an abundance of caution.

Public Comment received by Sandy Naranjo, National City f Port of San Diego Commissioner.

Chair Miller request the redundant word, must, in Resolution 2023-04, first page, be deleted. On page 10, after Resolution 2023-05, Item number 2 be revised after the word, from. Request that capitalization be revised. Request on Chapter 2, under Chapter History page 5, that the population be updated due to the 2020 Census Data.

John Helmer states in the second phase they will bring everything up-to-date. John Helmer confirms that revision of existing wording will come at a later date due to working on getting the Balance Plan in place now.

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

Motion carried by the following vote:

Ayes: Sendt, Sanchez, Miller, Castle.

Noes: Sanchez.

Abstain: None.

Absent: Valenzuela.

Motion approved.

- a. Motion by Natividad, second by Castle, to approve the Resolution 2023-04 recommending acceptance of the findings of the Balanced Plan Environmental Impact Report and adoption by reference of the Mitigation Monitoring and Reporting Program (MMRP)

Motion carried by the following vote:

Ayes: Sendt, Natividad, Miller, Castle.

Noes: Sanchez.

Abstain: None.

Absent: Valenzuela.

Motion approved.

- b. Motion by Natividad, second by Sendt, to approve the Resolution 2023-05 recommending approval of a Local Coastal Plan (LCP)

amendment to reflect jurisdictional boundary changes affected by the Port of San Diego's National City Balanced Plan and expansion of the Bayshore Bikeway.

Motion carried by the following vote:

Ayes: Sendt, Natividad, Miller, Castle.

Noes: Sanchez.

Abstain: None.

Absent: Valenzuela.

Motion approved.

OTHER BUSINESS: None.

STAFF REPORTS:

Legal Counsel: Reminds Commissioners that if they have any conflict of interest questions, to please call Staff or reach out directly as soon as possible.

Director of Community Development: Sends his regards.

Planning Manager: No report. States it is a pleasure to serve the Commission.

COMMISSIONER REPORTS:

Vice-Chair Castle: None.

Commissioner Natividad: Thanks all the commissioner, staff, and Legal.

Commissioner Sanchez: None.

Commissioner Sendt: None.

Commissioner Valenzuela: None.

Chair Miller: Thanks Natividad and hopes he comes back.

ADJOURNMENT by Chair Miller at 7:29 p.m. to the meeting of March 6, 2023.



CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of March 20, 2023.