



## Planning Commission Minutes

Regular Planning Commission  
Meeting of July 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 6:01 p.m.

### **ROLL CALL**

Commissioners Present: Valenzuela, Sendt, Sanchez, Quinones, Miller, Castle, Armenta.

Staff Also Present: Planning Manager Martin Reeder, Acting Director of Community Development Ben Martinez, Deputy City Attorney Ashlin Y. Lutes, and Associate Planner David Welch.

Commissioner Sanchez arrived at 6:09 p.m.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance by Chair Miller

### **MOMENT OF SILENCE IN REMEMBRANCE OF ARMANDO VERGARA**

### **PUBLIC COMMENTS**

### **APPROVAL OF AGENDA**

1. Approval of Agenda for the Meeting on July 17, 2023.

Motion by Sendt, second by Castle, to approve the Agenda for the Meeting of June 5, 2023.

**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Sanchez.

**Motion approved.**

### **APPROVAL OF MINUTES**

2. Approval of Minutes from the Meeting of June 5, 2023.

Motion by Castle, second by Armenta, to approve the Minutes from the Meeting of June 5, 2023.

**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Sanchez.

**Motion approved.**

3. Approval of Minutes from the Special Planning Commission Meeting of July 13, 2023.

Motion by Sendt, second by Armenta, to approve the Minutes from the Special Planning Commission Meeting of July 13, 2023.

**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Sanchez.

**Motion approved.**

**PUBLIC HEARINGS**

4. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 of the CEQA Guideline Section 15332 (In-Fill Development Projects) and Tentative Subdivision Map for the division of one lot into nine on property located at 2121 Grove Street. Case File No.: 2018-33 S, SPR APN: 561-380-24.

Commissioner Armenta discloses that she has driven by the property.

Associate Planner, David Welch made a PowerPoint Presentation.

Applicant, Luis Naranjo was present to answer any questions.

Elizabeth Brungardt made a Public Comment.

Delphine Zolezzi made a Public Comment.

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

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**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Sanchez, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** None.

**Motion approved.**

Motion by Castle, second by Valenzuela to adopt Resolution No. 2023-09, a Resolution of the Planning Commission of the City of National City, California, recommending that the City Council determine 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 approving the tentative subdivision map for the division of one lot into nine on property located at 2121 Grove Street Case File No. 2018-33 S, SPR APN: 561-380-24.

**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Quinones, Miller, Castle, Armenta.

**Noes:** Sanchez.

**Abstain:** None.

**Absent:** None.

**Motion approved.**

5. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 15 of the CEQA Guidelines Section 15315 (Minor Land Divisions) and Tentative Parcel Map dividing one lot into two on property located at 2400 Euclid Avenue. Case File No.: 2021-13 LS APN: 563-070-07.

Associate Planner, David Welch made a PowerPoint Presentation.

Applicant, Edwin Liku with the San Diego Rescue Mission was present to answer any questions.

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

**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Sanchez, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** None.

**Motion approved.**

Motion by Valenzuela, second by Castle to adopt Resolution No. 2023-10, 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 15 of the CEQA Guidelines Section 15315 (Minor Land Divisions) and approving a Tentative Parcel Map for the division of one lot into two on property located at 2400 Euclid Avenue. Case File No. 2021-13 LS APN: 563-070-07.

**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Sanchez, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** None.

**Motion approved.**

6. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 of the CEQA Guideline Section 15332 (In-Fill Development Projects) and Tentative Parcel Map dividing one lot into two on property located at 1538 'F' Avenue. Case File No.: 2023-02 LS APN: 560-120-16.

Commissioner Armenta discloses that she has driven by the property.

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

**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Sanchez, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** None.

**Motion approved.**

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Motion by Castle, second by Sendt to adopt Resolution No. 2023-11, 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 Tentative Parcel Map for the division of one lot into two on property located at 1538 'F' Avenue. Case File No. 2023-02 LS APN: 560-120-16

**Motion carried by the following vote:**

**Ayes:** Valenzuela, Sendt, Sanchez, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** None.

**Motion approved.**

**STAFF REPORTS:**

**Deputy City Attorney:** None.

**Acting Director of Community Development:** None.

**Planning Manager:** Thanks the Commissioners on their questions and thanks Associate Planner, David Welch on his presentations. Also makes a personal thanks for the moment of silence in remembrance of Armando Vergara.

**COMMISSIONER REPORTS:**

**Vice-Chair Castle:** None.

**Commissioner Armenta:** Discloses that she had attended the virtual Planning Commission Training.

**Commissioner Quinones:** None.

**Commissioner Sanchez:** Thanks staff for their reports.

**Commissioner Sendt:** None.

**Commissioner Valenzuela:** Thanks staff for their patience and answering their questions.

**Chair Miller:** Reminds the Commissioners to notify him or the Secretary of any vacation dates that they will be out.

**ADJOURNMENT**

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, August 7, 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 7:55 p.m.

[REDACTED]  
Sarah Esencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of August 7, 2023.

[REDACTED]  
Martin Miller, Chair