



Planning Commission Minutes

Regular Planning Commission
Meeting of September 18, 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 6:03 p.m.

ROLL CALL

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

Commissioner Valenzuela absent.

Staff Also Present: Planning Manager Martin Reeder, Deputy City Attorney Ashlin Y. Lutes, and Executive Secretary Sarah Esendencia.

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

Motion by Sendt, second by Castle, to not excuse Commissioner Sanchez from the August 21, 2023, Planning Commission Meeting.

Motion carried by the following vote:

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

Noes: None.

Abstain: Sanchez.

Absent: Valenzuela.

Motion approved.

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

Motion by Castle, second by Sanchez, to excuse Commissioner Valenzuela from the September 18, 2023, Planning Commission Meeting.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance by Commissioner Quinones.

APPROVAL OF AGENDA

3. Approval of Agenda for the Meeting on September 18, 2023.

Motion by Sendt, second by Castle, to approve the Agenda for the Meeting on September 18, 2023.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

APPROVAL OF MINUTES

4. Approval of Minutes from the Meeting of August 21, 2023.

Motion by Castle, second by Armenta, to approve the Minutes from the Meeting of August 21, 2023 including edits.

Motion carried by the following vote:

Ayes: Quinones, Miller, Castle, Armenta.

Noes: None.
Abstain: Sendt, Sanchez.
Absent: Valenzuela.

Motion approved.

PUBLIC HEARINGS

5. 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 modification for modified hours of operation at an existing retail store (The 99 Cents Only Store) located at 1320 Highland Avenue.

Applicant was not in attendance.

Commissioner Armenta disclosed that she has been there as well and walked around yesterday.

Vice Chair Castle disclosed that she has shopped there and walked around the store yesterday.

Commissioner Quinones discloses that she has been there.

Chair Miller disclosed that he has been there with his wife as well.

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

Motion carried by the following vote:

Ayes: Sendt, Sanchez, Quinones, Miller, Castle, Armenta.
Noes: None.
Abstain: None.
Absent: Valenzuela.

Motion approved.

Motion by Castle, second by Sanchez, to adopt Resolution No. 2023-21, 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 modification for modified hours of operation at an existing retail store (The 99 Cents Only Store) located at 1320 Highland Avenue. Case File No.: 2023-06 CUP APN: 560-050-11.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

6. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 if the CEQA guidelines Section 15332 (In-Fill Development) and Conditional Use Permit modification for outdoor recreation to be located at 21 West 7th Street.

Planning Manager, Martin Reeder made a PowerPoint Presentation.

Representative of Applicant, Christopher Bernhardt was present and addressed questions made by the public.

Vice-Chair Castle disclosed that she did two different drive-by site visits.

Commissioner Armenta disclosed that she drove by the location.

Joan Rincon made a public comment.

Luis Fernando Anguiano made a public comment.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

Motion by Castle, second by Sanchez, to adopt Resolution No. 2023-22, 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 Projects) and approving a

conditional use permit for an outdoor commercial recreation facility to be located at 21 W 17th Street.
Case File No.: 2023-10 CUP APN: 555-052-15.

Motion carried by the following vote:

Ayes: Sendt, Sanchez, Quinones, Miller, Castle, Armenta.
Noes: None.
Abstain: None.
Absent: Valenzuela.

Motion approved.

7. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 if the CEQA guidelines Section 15301 (In-Fill Development) and Conditional Use Permit for on-sale beer alcohol (Type-47) and karaoke at a new restaurant (Round 1 Bowling & Arcade) to be located at 3030 Plaza Bonita Road, Suite 1025.

Planning Manager, Martin Reeder made a PowerPoint Presentation.

Representative Steven Takeuchi of Round 1 Bowling & Arcade was present and gave a brief description of the business. He also addressed questions made by the public.

Commissioner Armenta discloses that she visits Plaza Bonita frequently and is familiar with the space.

Vice-Chair Castle discloses that she too visits Plaza Bonita frequently and has visited the space before when it was John's Incredible Pizza.

Commissioner Quinones discloses she has been there as well.

Chair Miller discloses he has been there as well.

Joan Rincon made a public comment.

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

Motion carried by the following vote:

Ayes: Sendt, Sanchez, Quinones, Miller, Castle, Armenta.
Noes: None.
Abstain: None.
Absent: Valenzuela.

Motion approved.

Motion by Sendt, second by Sanchez, to adopt Resolution No. 2023-23, 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 on-sale alcohol (Type-47) at a new entertainment center and eating place (Round 1 Bowling & Arcade) located at 3030 Plaza Bonita Road, Suite 1025.

Case File No.: 2023-11 CUP APN: 564-471-07.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

STAFF REPORTS:

Legal Council: None.

Acting Director of Community Development: None.

Planning Manager, Martin Reeder discloses that the Building Official who starts tomorrow will be the Acting Director of Community Development.

Planning Manager: None.

COMMISSIONER REPORTS:

Vice-Chair Castle: None.

Commissioner Armenta: States that she witnessed two teenagers running out of Vallarta Supermarket with chips and the loss prevention security guard chase them. Loss prevention security guard was able to get the chips back.

Commissioner Quinones: None.

Commissioner Sanchez: None.

Commissioner Sendt: Reported a phone scam. States he talked to the Fraud Division with Bank of America and states that the gentleman whom he was talking to stated that in the last few days, he had four or five individuals call about this scam. Discloses how the scam is conducted.


Commissioner Valenzuela: Absent.

Chair Miller: None.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, October 2, 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 8:06 p.m.


Sarah Esendencia, Executive Secretary

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


Martin Miller, Chair