



Planning Commission Minutes

Regular Planning Commission
Meeting of August 21, 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, Quinones, Miller, Castle, Armenta.

Commissioner Sanchez absent.

Commissioner Sendt absent.

Staff Also Present: Acting Deputy City Manager, Carlos Aguirre, 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 Armenta, second by Castle, to not excuse Commissioner Sanchez from the August 7, 2023, Planning Commission Meeting.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

Motion approved.

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

Motion by Castle, second by Armenta, to excuse Commissioner Sendt from the August 21, 2023, Planning Commission Meeting.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

Motion approved.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance by Commissioner Armenta.

PUBLIC COMMENTS

Ted Godshalk.

APPROVAL OF AGENDA

3. Approval of Agenda for the Meeting on August 21, 2023.

Motion by Castle, second by Armenta, to approve the Agenda for the Meeting on August 21, 2023.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

Motion approved.

APPROVAL OF MINUTES

4. Approval of Minutes from the Meeting of August 7, 2023.

Motion by Castle, second by Armenta, to approve the Minutes from the Meeting of August 7, 2023.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

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 for on-sale beer and wine sale (Type-41) at a new restaurant (Manna Heaven BBQ) located at 3030 Plaza Bonita Road, Suite 1096 Case File No.: 2022-35 CUP APN: 564-471-07.

Vice Chair Castle disclosed that she saw a movie at the mall and viewed the location. Also discloses that she has eaten at other Manna Heaven BBQ restaurants.

Chair Miller disclosed that he has been to the mall and seen the location.

Associate Planner, David Welch made a PowerPoint Presentation.

Applicant was not present.

Ted Godshalk made a Public Comment.

John Panek made a Public Comment.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

Motion approved.

Motion by Valenzuela, second by Miller, to adopt Resolution No. 2023-14, 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 beer and wine (Type-41) at a new restaurant (Manna Heaven BBQ) located at 3030 Plaza Bonita Road, Suite 1096 Case File No.: 2022-35 CUP APN: 564-471-07.

Motion not carried by the following vote:

Ayes: Valenzuela, Miller.

Noes: Quinones, Castle, Armenta.

Abstain: None.

Absent: Sendt, Sanchez.

Motion failed.

Armenta stated she denied the resolution because of the charter school and over saturation of licenses in the mall.

Quinones stated she denied the resolution because of the same reasons Armenta stated.

Castle stated she denied the resolution due to basing it off number 1 under "*Findings for Denial*" that is in the staff report, "*Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the census tract in which the subject property is located is currently over-concentrated with regard to off sale alcohol outlets – 10 off-sale outlets are permitted where four are recommended by the California Department of Alcoholic Beverage Control.*"

6. Public Hearing – Certification of a Final Supplemental Program Environmental Impact Report and recommendation for adoption by the City Council of the City of National City of the Focused General Plan Update, including minor text and map amendments to the land use map; replacing the 201 Land Use, Transportation and Safety Elements, and 2011 Climatic Action Plan; adopting Chapter 18.49 (Objective Design Standards), Chapter 18.50 (Floor Area Ratio Bonus Program); adopting amendment Chapter 18.29 (Overlay Zones) to create a mixed-use overlay zone allowing residential development on certain CL (Limited Commercial) and CS

Downtown Specific Plan, and Westside Specific Plan, and Adopting an Ordinance amending the zoning text and map to include mixed-use overlay zone designation.

Case File No.: 2021-14 GP, A, IS.

Planning Manager, Martin Reeder made a PowerPoint Presentation.

Ted Godshalk made a Public Comment.

Cynthia Morgan-Reed made a Public Comment.

Joseph Smith made a Public Comment.

Cynthia Fuller-Quinonez made a Public Comment.

Charles Richmond did not make a Public Comment, but requester slip was filled out.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

Motion approved.

Planning Manager, Martin Reeder asked to make clarifications regarding a previous point by Commissioner Valenzuela and Chair Miller approved.

Motion by Castle, second by Armenta, to adopt Resolution No. 2023-15, a Resolution of the Planning Commission of the City of National City, California, recommending that the City Council certify the final Supplemental Program Environmental Impact Report (SPEIR) and adopt findings of fact, a statement of overriding considerations, and a mitigation monitoring and reporting program for the City of National City Focused General Plan Update.

Case File No.: 2021-14 GP, A, IS

Deputy City Attorney clarified that the motion included the Alternate Project Location Alternative..

Motion carried by the following vote:

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

Motion approved.

Motion by Valenzuela, second by Castle, to adopt Resolution No. 2023-16, a Resolution of the Planning Commission of the City of National City, California, recommending that the City Council approve the amendment to the general plan by adopting the Focused General Plan Update and its related Land Use Map including minor text and map amendments, and replacing the 2011 Land Use, Transportation and Safety Elements, and Climate Action Plan.

Case File No.: 2021-14 GP, A, IS

Motion carried by the following vote:

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

Motion approved.

Motion by Valenzuela, second by Castle, to adopt Resolution No. 2023-17, a Resolution of the Planning Commission of the City of National City, California, recommending that the City Council adopt the amendment to the Downtown Specific Plan.

Case File No.: 2021-14 GP, A, IS

Motion carried by the following vote:

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

Motion approved.

Motion by Valenzuela, second by Castle, to adopt Resolution No. 2023-18, a Resolution of the Planning Commission of the City of National City, California, recommending that the City Council adopt the amendment to the Westside Specific Plan, and adopt an ordinance amending the zoning text and map to include the mixed-use overlay zone designation.

Case File No.: 2021-14 GP, A, IS

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

Motion approved.

Motion by Valenzuela, second by Armenta, to adopt Resolution No. 2023-19, a Resolution of the Planning Commission of the City of National City, California, recommending that the City Council amend Title 18 and adopt Chapter 18. 49to provide objective design standards for housing development, Chapter 18.50 to provide a floor area ratio bonus program, and adopting amendments to Chapter 18.29 (overlay zones) to create a mixed-use overlay zone to allow residential development on certain parcels zoned CL and CS, and amending the municipal code to revise Title 18.

Case File No.: 2021-14 GP, A, IS

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

Motion approved.

Motion by Castle, second by Armenta, to adopt Resolution No. 2023-20, a Resolution of the Planning Commission of the City of National City, California, recommending that the City Council approve the update to the Bicycle Master Plan.

Case File No.: 2021-14 GP, A, IS

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sendt, Sanchez.

Motion approved.

STAFF REPORTS:

Legal Council: None.

Acting Director of Community Development: None.

Planning Manager: Followed-up with Vice Chair, Castle's question regarding the fighting incident at the mall. States that he did correspond with the Police Chief who responded acknowledging that there have been incidents this summer and that they are proactively working with the mall to increase security and Police Department Officers have been routinely patrolling the mall. Also states that there have been arrest of juveniles that have been involved or instigated the situation. Thanks the Commissioners for all their hard work.

COMMISSIONER REPORTS:

Vice-Chair Castle: States that she is glad that Hurricane Hilary steered cleared of the city.

Commissioner Armenta: None.

Commissioner Quinones: None.

Commissioner Sanchez: Absent.

Commissioner Sendt: Absent.

Commissioner Valenzuela: Commends staff and consultants that have been used over the years during the process. Appreciates their time and dedications. Acknowledges Ted Godshalk and members of the public who are actively involved and keeping the Commissioners and Staff on their toes. States that they are educating them on their each individual communities as it is very helpful. Thanks Ted Godshalk and Cynthia Fuller Quinonez, to name a few members, who not only write to the Commissioners and come to the Commissioners but states how it is important to the democracy to have people who are still active and engaging and holding accountability. Thanks them for working with Staff, the Commissioners, and the Consultants.

Chair Miller: Reflects and stresses what both, Commissioner Valenzuela and Vice Chair Castle have stated. Thanks the public for coming forth as it is very important they have this interaction with the public. States that he is glad everyone made it through the storm.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, September 18, 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 7:32 p.m.



Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of September 18, 2023.



Martin Miller, Chair