



Planning Commission Minutes

Regular Planning Commission
Meeting of November 20, 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: Sendt, Quinones, Miller, Castle, Armenta.

Commissioner Sanchez absent.

Staff Also Present: Acting Director of Community Development Brian Hadley, Planning Manager Martin Reeder, Associate Planner David Welch, Deputy City Attorney Ashlin Y. Lutes, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance by Chair Miller.

APPROVAL OF AGENDA

1. Approval of Agenda for the Meeting on November 20, 2023.

Motion by Quinones, second by Castle, to approve the Agenda for the Meeting on November 20, 2023.

Motion carried by the following vote:

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

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 September 18, 2023.

Motion by Sendt, second by Castle, to approve the Minutes from the Meeting of September 18, 2023.

Motion carried by the following vote:

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

Motion approved.

PUBLIC HEARINGS

3. 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 modification for a drive-through coffee shop (Dutch Bros Coffee) located 1638 East Plaza Boulevard.

Vice Chair Castle discloses that she is familiar with the area and has driven by.

Commissioner Armenta disclosed that she has driven by and inspected the site.

Commissioner Quinones discloses that she has driven by.

Chair Miller discloses that he drives by the site.

Associate Planner, David Welch made a PowerPoint presentation.

Representative of the Applicant, Sandra Fox and the representative, Stephane Wandel, of the property owner were present and gave a 15 minute presentation. They were also available to answer any questions.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

Motion by Castle, second by Sendt, to adopt Resolution No. 2023-24, 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 Conditional Use Permit for a drive-through coffee shop (Dutch Bros Coffee) to be located at 1638 East Plaza Boulevard. Case File No.: 2023-12 CUP APN: 557-410-27.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

OTHER BUSINESS

4. Request to Initiate a Code Amendment to Title 18 (Zoning) of the National City Municipal Code amending Section 18.10.060 (E) related to the measurement of height for new structures.

Planning Manager, Martin Reeder made a PowerPoint presentation.

Motion by Valenzuela, second by Castle, to initiate proceedings to amend Title 18 (Zoning) of the National Municipal Code.

Motion carried by the following vote:

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

Motion approved.

STAFF REPORTS:

Legal Council: None.

Acting Director of Community Development: Introduces himself to the Commissioners and Public.

Planning Manager: Notifies the Commissioners of an upcoming Planning Commission Academy in Long Beach, California from March 6th – March 8th and informs them that if they plan to attend, that the deadline to notify him is on February 28, 2024.

COMMISSIONER REPORTS:

Vice-Chair Castle: States that she is excited to be part of the National City Committee and to watch all of the festivities and all of the free turkeys be given away in the past week or two and all of the community involvement happening. She then wishes everyone a happy Thanksgiving.

Commissioner Armenta: States that she has been fortunate being part the Committee and thanks everyone for their guidance and states to keep pushing National City forward.

Commissioner Quinones: Wishes everyone a happy Thanksgiving.

Commissioner Sanchez: Absent.

Commissioner Sendt: None.

Commissioner Valenzuela: None.

Chair Miller: Wishes everyone happy holidays and happy Thanksgiving.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, December 4, 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 7:03 p.m.



Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of December 4, 2023.



Martin Miller, Chair