



Planning Commission Minutes

Regular Planning Commission
Meeting of March 18, 2024
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, Sanchez, Quinones, Miller, Castle, Armenta.

Commissioners Absent: Valenzuela.

Staff Also Present: Director of Community Development Carlos Aguirre, Assistant Director of Community Development Martin Reeder, Deputy City Attorney Ashlin Y. Lutes, Associate Planner David Welch, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance by Commissioner Sendt.

APPROVAL OF AGENDA

1. Approval of Agenda for the Meeting on March 18, 2024.

Motion by Castle, second by Armenta, to approve the Agenda for the Meeting on March 18, 2024.

Motion carried by the following vote:

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

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes from the Meeting of December 4, 2023.

Motion by Castle, second by Sendt, to approve the Minutes from the Meeting of December 4, 2024 with correction of dates.

Motion carried by the following vote:

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

Motion approved.

3. Approval of Minutes from the Meeting of March 4, 2024.

Chair Miller notes that the minutes have been documented and filed.

PUBLIC HEARINGS

4. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 of the CEQA guidelines Section 15303 (New Construction or Conversion of Small Structures) and Zone Variance to allow a new single-family home to deviate from requirements for minimum lot area, minimum yard setbacks, the location of parking spaces, and maximum height on East 4th Street.

Associate Planner, David Welch made a PowerPoint presentation.

Applicant was not present.

Commissioner Castle discloses that she has done a site visit by driving by.

Commissioner Armenta discloses that she has done a site survey by walking around.

Commissioner Sendt discloses that he drives by the site everyday

Chair Miller discloses that he viewed the location via Google Earth

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

Motion carried by the following vote:

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

Noes: Sendt.

Abstain: None.

Absent: Valenzuela.

Motion approved.

Motion by Castle, second by Sendt, to continue Item 4 to a date unspecified to allow the applicant time to confirm their availability.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

5. Public Hearing – Recommendation for adoption by the City Council of the City of National City an Ordinance adopting Chapter 18.49 (Objective Design Standards) and Chapter 18.50 (Floor Area Ratio Bonus Regulations), amendments to Chapter 18.29 (Overlay Zones) to allow residential development on certain parcels zone CL and CS, and amending Chapter 18.10 (Understanding the Land Use Code), Chapter 18.12 (Permits and Applications), Chapter 18.22 (Commercial Zones), Chapter 18.24 (Mixed-Use Corridor and District Zones), Chapter 18.30 (Specific Use Regulations), Chapter 18.48 (Residential Density Bonus and Affordable Housing Incentives), and Chapter 18.60 (Glossary) as well as other amendments to revise Title 18; receive and file the Addenda to the SEIR, which includes: minor text and map changes to the Bicycle Master Plan, minor changes to the Climate Action Plan, and minor changes to the Transportation Element.

Assistant Director of Community Development, Martin Reeder made a PowerPoint presentation.

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

Motion carried by the following vote:

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

Noes: Sendt.

Abstain: None.

Absent: Valenzuela.

Motion approved.

Motion by Sendt, second by Castle, to adopt Resolution No. 2024-02, a Resolution of the Planning Commission of the City of National City, California, recommending that the City Council of the City of National City amend the Municipal Code by adopting an Ordinance adopting Municipal Code Chapter 18.49 to provide objective design standards for housing development, adopting Chapter 18.50 to provide a floor area Ratio Bonus Program, 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 Chapter 18.10 (Understanding the Land Use Code), Chapter 18.12 (Permits and Applications), Chapter 18.22 (Commercial Zones), Chapter 18.24 (Mixed-Use Corridor and District Zones), Chapter 18.30 (Specific Use Regulations), Chapter 18.48 (Residential Density Bonus and Affordable Housing Incentives), and Chapter 18.60 (Glossary) as well as other amendments to revise Title 18. Applicant: City-Initiated Case File No.: 2021-14 GP, A, IS.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

OTHER BUSINESS

6. Request to initiate a Code Amendment to Title 18 (Zoning) of the National City Municipal Code Related to Outdoor Food Vending

Motion by Castle, second by Sendt to approve the request to initiate a Code Amendment to Title 18 (Zoning) of the National City Municipal Code related to Outdoor Food Vending.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

STAFF REPORTS:

Legal Council: None.

Director of Community Development: Welcomes and introduces himself as the Director of Community Development.

Assistant Director of Community Development: States he looks forward to continuing services to the City and Council in his new role. Reminds Commissioners to fill out the FPPC Form 700 that is due on April 1, 2024.

COMMISSIONER REPORTS:

Vice-Chair Castle: Reports that she and Commissioner Armenta attended the Planning Commissioner Academy in Long Beach and states that the academy was very knowledgeable. Discloses that there are many legislative bills that will be coming through in the future. Thanks everyone for allowing them to go to represent beautiful National City.

Commissioner Armenta: States that she appreciates the opportunity as there was a lot of learning, a lot of legislators and policies, and looks forward to applying it.

Commissioner Quinones: Nothing to report.

Commissioner Sanchez: Says thank you to everyone for making it to the meeting and states that Las Palmas Little League is having games on Wednesdays and Saturdays and encourages everyone to go out to support.

Commissioner Sendt: States that it will be his last meeting in 10 years. He thanks the City for the opportunity to volunteer. States he started with the original CPRC in 1990 and went to the Civil Service Commission and went to be on the Planning Commission. States he implores the new Commissioners who will join to take it seriously to attend and make as

many meetings as they can. Wishes Commissioner Sanchez luck with his new upcoming baby.

Chair Miller thanks Commissioner Sendt for the service that he has dedicated to National City.

Commissioner Valenzuela: Absent.

Chair Miller: Request the City provide hard copies of the updated Zoning Ordinance and General Plan once it has gone through the entire process to each Commissioner and Housing Committee Member unless declined by that specific person. States he finds it helpful to have a copy of the Zoning Ordinance when he is referring to information.

Director of Community Development, Aguirre states that once they finalize the Focus General Plan Update-the City is working on an interactive zoning map. States that it will be a usual tool from developers to residents to anyone who would like to know what impacts a parcel as it will provide substantial information on each parcel. Information will be up-to-date and be accessible on the City's website. States that he looks forward to implementing in a couple of months.

Informs everyone of the birth of his first grandchild, Freddie Miller who was born on February 11, 2024, in the beginning of Super Bowl.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, April 1, 2024, at 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 7:54 p.m.


Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of April 1, 2024.


Martin Miller, Chair