



Planning Commission Minutes

Regular Planning Commission
Meeting of August 5, 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: Valenzuela, Sanchez, Quinones, Miller, Forman, Castle, Armenta.

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

PLEDGE OF ALLEGIANCE

Pledge of Allegiance by Commissioner Valenzuela.

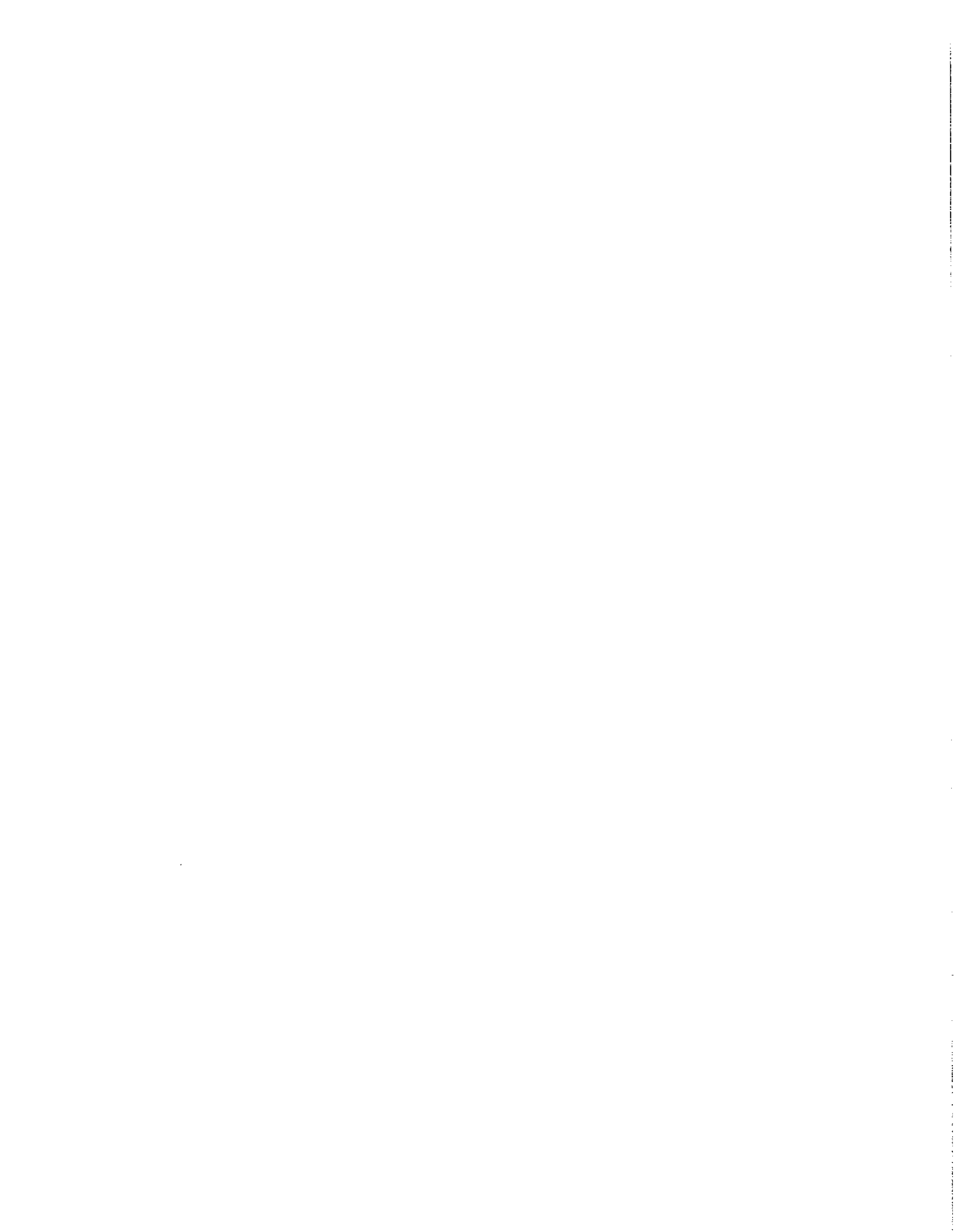
APPROVAL OF AGENDA

1. Approval of Agenda for the Regular Planning Commission Meeting on August 5, 2024.

Motion by Castle, second by Valenzuela, to approve the agenda.

Motion carried by the following vote:

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



Abstain: None.
Absent: None.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes for the Regular Planning Commission Meeting of May 20, 2024.

Motion by Castle, second by Valenzuela, to approve the minutes.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

3. Approval of Minutes for the Regular Planning Commission Meeting of June 3, 2024.

Motion by Castle, second by Armenta, to approve the minutes with changes from SEARCH to CERT.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

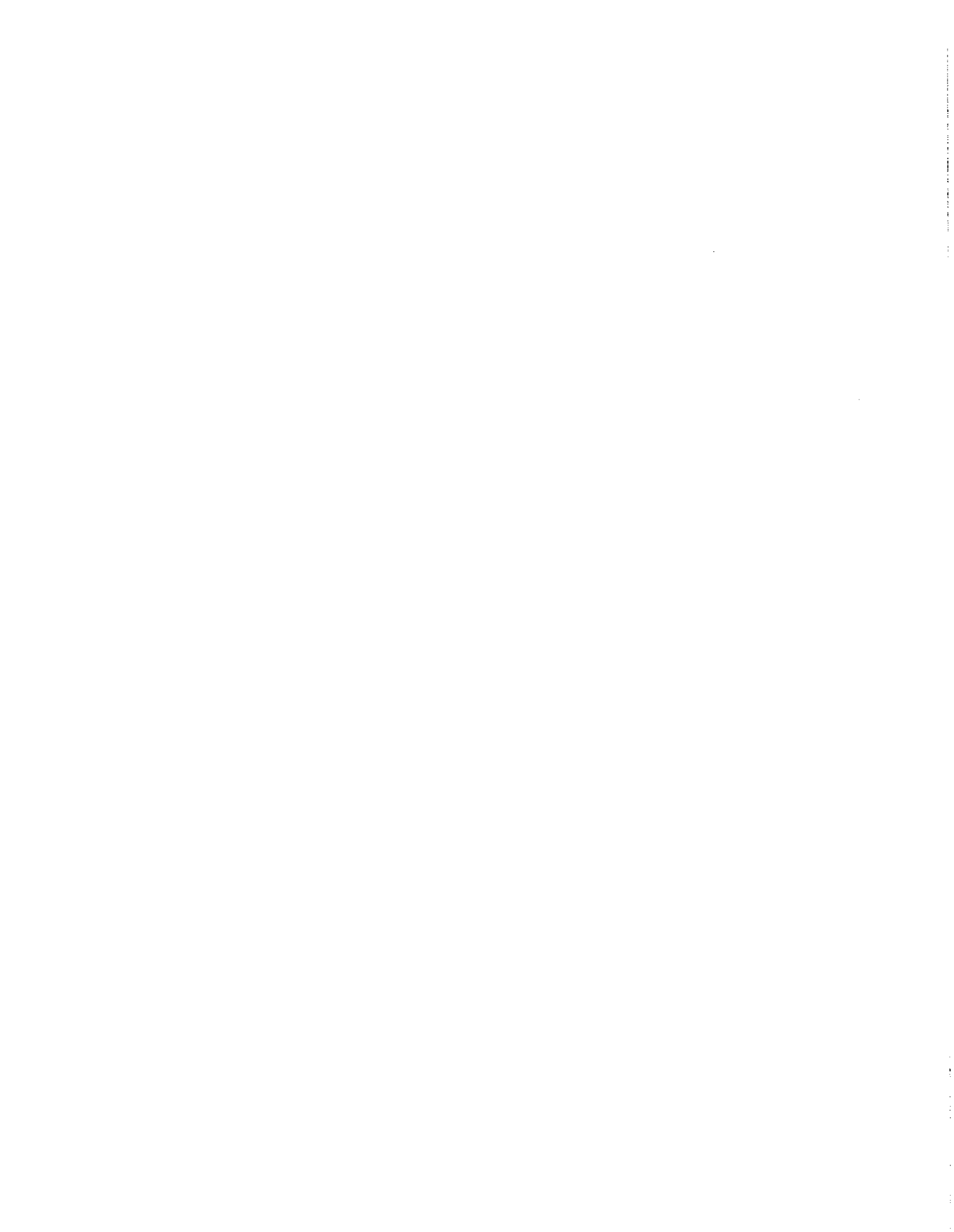
Absent: None.

Motion approved.

PRESENTATIONS

4. Otay Valley Regional Park Presentation

Presentation given by Camille Wildburger.



PUBLIC HEARINGS

5. Public Hearing – Conditional Use Permit and Coastal Development Permit for off-sale beer, wine, and distilled spirits (ABC Type 21) for an existing gift business located at 900 Civic Center Drive in the coastal zone.

Commissioner Armenta discloses that she has driven by the property.

Commissioner Sanchez discloses that he has driven by multiple times.

Martin Reeder presented a PowerPoint presentation.

Steve Rawlings, consultant of the applicant, was present and spoke and answered any questions the Commissioners had.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

Motion by Castle, second by Sanchez to adopt Resolution No. 2024-06, a Resolution of the Planning Commission of the City of National City, approving a conditional use permit for off-sale beer, wine, and distilled spirits (ABC Type 21) for an existing gift business located at 900 Civic Center Drive in the Coastal Zone. Case File No.: 20024-04 CUP APN: 559-010-09 with changes to add the word, allow on page 19.

Motion carried by the following vote:

Ayes: Valenzuela, Sanchez, Quinones, Miller, Forman, 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 1 of the CEQA

guidelines section 15301 (Existing Facilities) and conditional use permit for beer and wine sales (ABC Type-41) at an existing restaurant (Mariscos La Capital) located at 801 National City Blvd., Suite 105.

Commissioner Sanchez discloses that he has driven by the site.

Commissioner Armenta disclose that she has stopped by the site and had a discussion with Javier, the applicant.

Executive Secretary Sarah Esendencia discloses that a revision of the Resolution was sent to the Commissioners and posted on the city web.

Martin Reeder presented a PowerPoint presentation.

Applicant, Javier Rubio, was present to and answered any questions the Commissioners had.

Assistant Director of Community Development, Martin Reeder, introduced Acting Assistant Planner, Sophia Depew.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

Vice Chair Castle requested to place a condition that alcohol would be sold inside the building and not allowed outside the building unless the occupant works with staff to put up a private screening area.

Motion by Forman, second by Valenzuela, to adopt Resolution No. 2024-11, 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 1 (existing facilities) and approving a conditional use permit for beer and wine sales at existing restaurant (Mariscos La Capital) located at 801 National City Boulevard, Suite 105. Case file no. 2024-10 CUP APN: 556-471-26-17 with modified conditions.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

OTHER BUSINESS:

7. Revisions of Planning Commission Bylaws.

Assistant Director of Community Development Martin Reeder disclosed the reason for updating the Planning Commission Bylaws.

Deputy City Attorney Ashlin Y. Lutes clarified the changes to the Commissioners and answered any questions they had.

STAFF REPORTS:

Legal Council: None.

Director of Community Development: None.

Assistant Director of Community Development: No comment. States he had a pleasure to serve the Commissioners.

COMMISSIONER REPORTS:

Vice-Chair Castle: States she had done the safety briefing with Chief Robert Hernandez. Gives thanks to the staff and the City for the support.

Commissioner Valenzuela: None.

Commissioner Sanchez: Reminds the community about Las Palmas fall ball sign-ups.

Commissioner Armenta: Request that with future Commissioners, staff to review bylaws with them. Also reminds everyone about the National City Night Out and states that she will be there representing American Legion Post 255.

Commissioner Quinones: None.

Commissioner Forman: None.

Chair Miller: Discloses he received an email from Walter Amedee, city staff member, regarding Shelter Training for individuals who are displaced from their homes during an emergency and need sheltering in which the Red Cross will set-up shelter at a local school or church. If interested, they can contact Walter Amedee.

Martin Reeder states that they can contact him and he will help them get in touch with Walter Amedee.


Chair Miller thanks staff for the safety training. Suggest that with Commissioner Training that the bylaws should include a brief description of the General Plan and Zoning Ordinance.

Director of Community Development, Carlos Aguirre states that there is an existing packet that includes information on the General Plan with citations online. States he will ensure it is up-to-date.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, August 19, 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 7:15 p.m.


Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of September 16, 2024.


Martin Miller, Chair

