



## Planning Commission Minutes

Regular Planning Commission  
Meeting of September 16, 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.

6:05 p.m. Chair Miller discloses that the meeting cannot start due to a lack of quorum and wait.

6:16 p.m. Chair Miller announces that Item 4 will not be heard due to lack of quorum.

6:20 p.m. Commissioner Sanchez arrives

### **CALL TO ORDER**

A Regular Meeting of the Planning Commission of the City of National City was called to order at 6:24 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

### **AB 2449 REQUEST**

Planning Commissioner Vice-Chair Castle requested to attend the meeting virtually due to "Emergency Circumstances" (ankle injury).

Chair Miller confirmed that at least a quorum of the legislative body was present at the location of the meeting in City Council Chamber as identified on the agenda.

Chair Miller confirmed a two-way visual and telephonic service and a live webcasting of the meeting to allow the public to hear, and observe the

meeting was available, and the opportunity for public to attend via call-in option, Zoom, and in-person location of the meeting.

This was the first (1) virtual Planning Commission Meeting Vice-Chair Castle has attended in 2024 under AB 2449 provision. Vice-Chair Castle stated that no one over the age of 18 was present at their location.

### **ACTION**

The remote participation of Vice-Chair Castle due to "Emergency Circumstances" was approved by a unanimous vote by Commissioners present.

### **ROLL CALL**

Commissioners Present: Sanchez, Miller, Forman, Castle, Armenta.

Commissioners Absent: Valenzuela, Quinones.

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

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance by Commissioner Sanchez.

### **APPROVAL OF AGENDA**

1. Approval of Excused or Unexcused Absence of Commissioner Quinones from September 16, 2024 meeting.

Motion by Sanchez, second by Armenta, to Excuse Commissioner Quinones from the September 16, 2024 Planning Commission Meeting.

**Motion carried by the following vote:**

**Ayes:** Sanchez, Miller, Forman, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Valenzuela, Quinones.

**Motion approved.**

2. Approval of Agenda for the Regular Planning Commission Meeting on September 16, 2024.

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

**Motion carried by the following vote:**

**Ayes:** Sanchez, Miller, Forman, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Valenzuela, Quinones.

**Motion approved.**

**APPROVAL OF MINUTES**

3. Approval of Minutes for the Regular Planning Commission Meeting of August 5, 2024.

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

**Motion carried by the following vote:**

**Ayes:** Sanchez, Miller, Forman, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Valenzuela, Quinones.

**Motion approved.**

**PUBLIC HEARINGS**

4. 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 the sale of beer, wine, and distilled spirits (ABC Type-21) at an existing grocery store (Manolo Farmers Market) located at 303 Highland Avenue.

Vice-Chair Castle recuses herself.

Commissioner Sanchez recuses himself.

Commissioner Armenta discloses that she has driven by the property.

Chair Miller states due to lack of quorum, Item 4 will not be heard and will be brought back to the Planning Commission at a future date.

5. 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 for a proposed educational institution (Integrity Charter School) located at 229-241 National City Boulevard.

6:34 p.m. Commissioner Armenta recuses herself from Item 5.

Vice-Chair Castle discloses that she has driven by the site.

Chair Miller discloses he has driven by the site.

Assistant Director Reeder, made a PowerPoint presentation.

Director of Engineering/Public Works, Steve Manganiello was present to answer any questions the Commissioners had.

Joseph Martinez of Martinez + Cutri Urban Studio Architects and applicant on behalf of Integrity Charter School was present and addressed any questions the Commissioners or Public had.

Chair Miller requested a conditional of approval be added requiring a 25 miles per hour speed zone along the north and south bound lanes of National City Blvd.

Director of Engineering/Public Works, Steve Manganiello stated that the signs could be approved under his authority as the City Engineer and installed by the Public Works staff. He stated that there would be two signs, one in advance for north bound and one in advance for south bound which would be installed consistent with the standards of California Manual Control devices. He prefers to install the signs with city employees and not as a condition of approval. He stated that signs typically get installed in school zones throughout National City and will coordinate prior to the opening. Steve finished by stating that it will be installed under his authority prior to the school opening.

Chair Miller withdrew his condition of approval.

Integrity Charter School Director Teresa Hart-Sanchez and Developer Aaron Anderson were also present.

Assistant Director Reeder stated for the record, that a Public Comment was received at 5:33 p.m. for Item 5.

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

**Motion carried by the following vote:**

**Ayes:** Sanchez, Miller, Forman, Castle.

**Noes:** None.

**Abstain:** None.

**Absent:** Valenzuela, Quinones.

**Recuse:** Armenta.

**Motion approved.**

Motion by Castle, second by Sanchez, to adopt Resolution No. 2024-13, a Resolution of the Planning Commission of the City of National City, approving a Conditional Use Permit for a proposed educational institution (Integrity Charter School) to be located at 229-241 National City Blvd. Case File No.: 2023-14 CUP

**Motion carried by the following vote:**

**Ayes:** Sanchez, Miller, Forman, Castle.

**Noes:** None.

**Abstain:** None.

**Absent:** Valenzuela, Quinones.

**Recuse:** Armenta.

**Motion approved.**

7:27 p.m. Commissioner Armenta returned

7:28 p.m. Chair Miller called for a recess.

The meeting resumed at 7:34 p.m.

**OTHER BUSINESS:**

6. Adoption of Planning Commission Bylaws.

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

Motion by Castle, second by Sanchez, to adopt the amended Planning Commission Bylaws.

**Motion carried by the following vote:**

**Ayes:** Sanchez, Miller, Forman, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Valenzuela, Quinones.

**Motion approved.**

**STAFF REPORTS:**

**Legal Council:** None.

**Director of Community Development:** None.

**Assistant Director of Community Development:** Thanked the members of the public who were in attendance earlier for their patience and understanding due to the lack of quorum. Thanked Mr. Manganiello for being part of tonight's Planning Commission Meeting.

**COMMISSIONER REPORTS:**

**Vice-Chair Castle:** Reported that in the Kimball Park Parking lot that there are potholes, especially coming out of the Boys and Girls Club. There is also a big step down and a 2-3 inch metal pipe sticking out.

**Commissioner Valenzuela:** Absent.

**Commissioner Sanchez:** Thanked the staff for their report and entertaining his questions.

**Commissioner Armenta:** Disclosed that she met a family who was excited about the bike lanes. Encouraged the public to be aware of what is happening in the city and to participate, and acknowledges that it is Hispanic Heritage Month.

**Commissioner Quinones:** Absent.

**Commissioner Forman:** Stated she is sorry for what happened to Vice-Chair Castle. Thanked Director Steve Manganiello for his quick response and stated that it shows the effectiveness of our unity.


Assistant Director Reeder reminded the public about See-Click-Fix (also known as National City Connect), in which a resident can report non-emergency issues and will refer the pot holes brought to their attention today to Engineering.

**Chair Miller:** Thanked the staff for their patience regarding the quorum and inquired about being an ambassador of National City.

## ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, October 7, 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 7:48 p.m.



Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of October 7, 2024.



Martin Miller, Chair