



Planning Commission Minutes

Regular Planning Commission
Meeting of October 7, 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.

CALL TO ORDER

A Regular Meeting of the Planning Commission of the City of National City was called to order at 6:00 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

ROLL CALL

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

Commissioners Absent: Quinones.

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

PLEDGE OF ALLEGIANCE

Pledge of Allegiance by Commissioner Forman.

ROLL CALL

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

Motion by Castle, second by Sanchez, 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: Valenzuela.

Absent: Quinones.

Motion approved.

2. Approval of Excused or Unexcused Absence of Commissioner Quinones from October 7, 2024 meeting.

Motion by Valenzuela, second by Sanchez, to Excuse Commissioner Quinones from the October 7, 2024 Planning Commission Meeting.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Quinones.

Motion approved.

APPROVAL OF AGENDA

3. Approval of Agenda for the Regular Planning Commission Meeting on October 7, 2024.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Quinones.

Motion approved.

APPROVAL OF MINUTES

4. Approval of Minutes for the Regular Planning Commission Meeting of September 16, 202 with the addition of 25 miles per hour traffic comment being mentioned for the school that is being developed on National City Boulevard.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: Valenzuela.

Absent: Quinones.

Motion approved.

PUBLIC HEARINGS

5. Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 7 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 store (Manolo Farmers Market) located at 303 Highland Avenue.

Commissioner Armenta discloses that she shops at Manolo's regularly and did do a property inspection. States that she also talked to employees of Manolo.

Vice-Chair Castle discloses that she was at Manolo and that it is around the corner from her house. She states that she shops there all the time and recuses herself due to living within 500 ft.

Commissioner Sanchez discloses that he lives within 500 ft. and recuses himself.

6:12 p.m. Vice-Chair Castle and Commissioner Sanchez step down from the dais.

Assistant Planner, Sophia Depew made a PowerPoint presentation.

Representative Steve Mattia on behalf of Manolo and the manager of Manolo was present and answered questions the Commissioners and Public had.

Executive Secretary, Sarah Esendencia states for the record a Public Comment was received via email after 2 p.m.

Rita Nafsu made a public comment in opposition of the item.

Christian Kalastia opposes the item but did not make a public comment.

Carolyn Nichols made a public comment in opposition of the item.

Jason Lyons made a public comment in opposition of the item.

Luma Haddad made a public comment in opposition of the item.

Ladon Salcu opposes the item but did not make a public comment.

Matthew Nafsu opposes the item but did not make a public comment.

Salwan Nafsu made a public comment in opposition of the item.

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

Motion carried by the following vote:

Ayes: Valenzuela, Miller, Forman, Armenta.

Noes: None.

Abstain: None.

Absent: Quinones.

Recuse: Sanchez, Castle.

Motion approved.

Motion by Miller, second by Valenzuela, to adopt Resolution No. 2024-14, a Resolution of the Planning Commission of the City of National City 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 the sale of beer, wine, and distilled spirits (ABC Type-21) at an existing grocery store (Manolo Farmers Market) located at 303 Highland Avenue.

Case File No.: 2024-11 CUP APN: 556-180-23-00 with a condition of approval of electronic verification to validate identification.

Motion carried by the following vote:

Ayes: Valenzuela, Miller, Forman, Armenta.

Noes: None.

Abstain: None.

Absent: Quinones.

Recuse: Sanchez, Castle.

Motion approved.

6. 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-31) at an existing restaurant (La Malcriada Birreria) located at 1604 East 18th Street. Case File No.: 2024-11 CUP APN: 561-360-46-00.

Commissioner Armenta discloses that she did a site inspection and spoke to employees.

Commissioner Sanchez discloses that he has ate there in summer and enjoyed their tacos.

Chair Miller discloses that he has driven by the site.

Marco Polo Cortés consultant to the applicant was present to answer any questions the Commissioners and Public had.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Quinones.

Motion approved.

Motion by Valenzuela, second by Sanchez, to adopt Resolution No. 2024-14, 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 beer and wine sales (ABC Type-41) at an existing restaurant (La Malcriada Birrieria) located at 1604 East 18th Street A & B. Case File No.: 2024-16 CUP APN: 561-360-46-00.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Quinones.

Motion approved.

7. 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 Tentative Parcel Map dividing one lot into two with a Zone Variance to deviate from set-back requirements on a property located at 1441 East 7th Street. Case File No.: 2023-09 LS ZV APN: 557-101-34-00.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Quinones.

Motion approved.

Motion by Castle, second by Valenzuela to adopt Resolution No. 2024-16, 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 15301 (In-Fill Development Projects) and tentative parcel map dividing one lot into two with a zone variance to deviate from set-back requirements on a property located at 1441 East 7th Street. Case File No.: 2023-09 LS ZV APN: 557-101-34-00.

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Quinones.

Motion approved.

STAFF REPORTS:

Legal Council: None.

Director of Community Development: Shows support for the Padres.

COMMISSIONER REPORTS:

Vice-Chair Castle: States that she had met with Building Official Samuel Marrinan and encourages the commissioners to make an appointment.

Commissioner Valenzuela: None.

Commissioner Sanchez: None.

Commissioner Armenta: Reminds the public that ballots are out and to go out and vote.

Commissioner Quinones: Absent.

Commissioner Forman: States that she was at the ribbon cutting celebration at Olive Gardens and Learning Center new green house.

Chair Miller: Ask the public to vote and the dead line is October 21. 2024.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, October 21, 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 7:39 p.m.


Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of November 4, 2024.

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Martin Miller, Chair