



Planning Commission Minutes

Meeting of August 16, 2010

6:00 P.M. to 6:30 P.M.

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.

Agenda Items

The meeting was called to order by Chairman Baca at 6:00 p.m.

Roll Call

Commissioners DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores.

Also present: Development Services Director Maryam Babaki, City Attorney Claudia Silva, Principal Planner Peggy Chapin, Assistant Planner Martin Reeder.

Pledge of Allegiance

Led by Commissioner Alvarado.

Approval of Minutes

1. Minutes of the Regular Meeting held on July 19, 2010

Commissioners DeLaPaz, Farias, and Flores asked that the Minutes be amended to reflect their presence at the July 19th meeting.

Motion by Reynolds, 2nd by Pruitt, to approve Minutes of the Meeting of July 19, 2010, with change to attendance for Commissioners DeLaPaz, Farias, and Flores.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores

Approval of Agenda

Motion by Alvarado, 2nd by Reynolds, for approval of Agenda for the Planning Commission for the meeting of August 16, 2010.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

None.

CONTINUED APPEAL

2. Continued Appeal of Notice of Violation filed by Charleton Adler and Ben Adler for McDini's Restaurant at 105 E. 8th Street. Case File No. 2010-14 Appeal.

City Attorney Claudia Silva stated that late Thursday a pending resolution to the issue was tentatively reached, therefore a continuance to the meeting of September 20, 2010, is requested.

Motion by DeLaPaz, 2nd by Alvarado, to continue the item to the meeting of September 20, 2010.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores.

PUBLIC HEARINGS

3. Public Hearing – A Modification of a Conditional Use Permit for a Change of Use from a Senior Assisted Living and Adult Day Care Facility to a Senior Independent Living and Adult Day Care Facility and a Variance Request to Allow Less than the Required Parking to Accommodate the Change of Use to an Independent Living Facility at 2525 Highland Avenue. Case File No. 2010-19 Z.

Staff summarized the proposed request stating that there has been several approvals for the senior facility and the adult day care. The applicant is specifically requesting to change the use to a senior independent living facility and to remove the requirement to maintain a state license. Joseph Bendah, applicant, stated that he has read, understands, and can comply with all conditions of approval.

Anthony Hall, Neal Cambor, Stanley Morris, 2525 Highland Avenue, residents of the Golden Paradise senior facility, all spoke in support of therequest.

Commissioner DeLaPaz asked the age of the tenants and suggested adding a condition of approval that the adequacy of parking would be reviewed by the

Commission after three years. She stated her concern is that more seniors who drive may live in the facility.

Commissioners discussed the use of the church parking lot and condition of approval requiring formal agreement be submitted.

Motion by DeLaPaz, 2nd by Alvarado, to close the public hearing and approve Case File No. 2010-19 Z, based on required findings and subject to conditions of approval adding condition no. 16 that the conditional use permit and variance shall be brought to the Planning Commission for review to ensure the continued adequacy of parking, consistent with the variance findings made as part of this approval, within three years from the date of this approval.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores.

4. Resolution No. 19-2010. A Resolution of the Planning Commission of the City of National City, California, taking action on a Modification of a Conditional Use Permit for a Change of Use from a Senior Assisted Living and Adult Day Care Facility to a Senior Independent Living and Adult Day Care Facility and a Variance Request to Allow Less than the Required Parking to Accommodate the Change of Use to an Independent Living Facility at 2525 Highland Avenue. Case File No. 2010-19 Z.

Motion by DeLaPaz, 2nd by Alvarado, to adopt Resolution No. 19-2010. , with added Condition No. 16, that the conditional use permit and variance shall be brought to the Planning Commission for review to ensure the continued adequacy of parking, consistent with the variance findings made as part of this approval, within three years from the date of this approval.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores.

5. Public Hearing – Conditional Use Permit to Operate a Group Counseling Center at 2414 Hoover Avenue, Suites A, B & C. Case File No. 2010-21 CUP.

Staff presented the proposed counseling center stating that the use requires a Conditional Use Permit and the commercial center has an excess of parking. Jean McAlister, 1400 N. Johnson, El Cajon, applicant, spoke in support of the application. She stated this site was selected as it is a central location for customers they serve in National City and Chula Vista. Their office near Paradise Valley Hospital and Chula Vista are merging due to budget cuts so they need a central location. She also stated that she has read, understands and agrees to all conditions of approval.

Commissioner DeLaPaz asked that the applicant maintain their business license and any necessary state licenses, and this be added as a condition of approval.

Commissioner Flores asked how many woman are served, and Commissioner Alvarado asked if there is adequate parking and handicap spaces.

Motion by Flores, 2nd by Farias, to close the public hearing and approve Case File No. 2010-21 CUP based on required findings and subject to conditions of approval with added Condition No. 19 to state: "In order to keep the conditional use permit in force, the applicant shall maintain a current business license and at the annual renewal shall provide appropriate documents that indicate the applicant has the appropriate state license.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores.

6. Resolution No. 20-2010. A Resolution of the Planning Commission of the City of National City, California, taking action on a Conditional Use Permit to Operate a Group Counseling Center at 2414 Hoover Avenue, Suites A, B & C. Case File No. 2010-21 CUP.

Motion by Alvarado, 2nd by Reynolds, to adopt Resolution No. 20-2010, with added Condition No. 19 to state: "In order to keep the conditional use permit in force, the applicant shall maintain a current business license and at the annual renewal shall provide appropriate documents that indicate the applicant has the appropriate state license.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores.

7. Public Hearing - Planned Development Permit for the Construction of Five Units at an Existing 21-Unit Apartment Complex at 520 V Avenue. Case File No. 2010-18 PD.

Staff stated that they have revised Condition No. 40, to add the following wording: "excepting previous condition No. 24, which shall no longer refer to the tot lot or the northern parcel as being required to be held in common ownership for the permanent use and enjoyment of all owners of the development".

Staff distributed letter received from citizen expressing parking concerns and tot lot.

Joe Astorga, project designer, stated that they can meet all conditions of approval.

Robert Fincher, 2132 E. 5th Street, distributed photos of parking conditions in the neighborhood. He stated there is inadequate parking in the area and adding five units will increase the problem.

Commissioners discussed requiring that all three lots of the project be merged prior to issuance of building permits to ensure that the community center is available to the tenants and modifying condition no. 41 to require that all three lots be merged.

Commissioner DeLaPaz commented that this project meets parking requirements.

Motion by DeLaPaz, 2nd by Flores, to close the public hearing and approve Case File No. 2010-18 PD, based on required findings and subject to conditions of approval with amendment to Condition No. 40 to add wording ““excepting previous condition No. 24, which shall no longer refer to the tot lot or the northern parcel as being required to be held in common ownership for the permanent use and enjoyment of all owners of the development”, and amendment to Condition No. 41, that prior to issuance of building permits, the applicant shall provide recordation of the lot merger of all three parcels for the project

8. Resolution No. 21-2010. A Resolution of the Planning Commission of the City of National City, California, taking action on a Planned Development Permit for the Construction of Five Units at an Existing 21-Unit Apartment Complex at 520 V Avenue. Case File No. 2010-18 PD.

Motion by DeLaPaz, 2nd by Farias, to adopt Resolution No. 21-2010, with amendment to Condition Nos. 40, and 41.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores.

9. Public Hearing – Conditional Use Permit for a Wireless Communications Facility at an Existing Church at 142 E. 16th Street. Case File No. 2010-11 CUP.

Staff summarized the project stating that the proposed facility would be a stealth unit located on the roof of the church. Anne Wulfthange, 10180 Telesis court, San Diego, applicant, spoke in support of project and stated that she has read, understands and can comply with all conditions of approval.

Commissioners requested information on engineering condition no. 8, that states boring is the preferred method for undergrounding, but if cost prohibitive, trenching is allowed. The Commissioners confirmed that no public comments were received, and that the site meets the land use code for parking and open space. .

Motion by Reynolds, 2nd by Pruitt, to close the public hearing and approve Case File No. 2010-11 CUP, based on required findings and subject to conditions of approval.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores

10. Resolution No. 22-2010. A Resolution of the Planning Commission of the City of National City, California, taking action on a Conditional Use Permit for a Wireless Communications Facility at an Existing Church at 142 E. 16th Street. Case File No. 2010-11 CUP.

Motion by Reynolds, 2nd by Pruitt, to adopt Resolution No. 22-2010.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores

11. Public Hearing – Time Extension for a Previously Approved Planned Development Permit for Construction of a Big-Box Wholesale Facility, Tire Center, and Fueling Station, and a Conditional Use Permit for the Sale of Alcoholic Beverages on a 15.08 Vacant parcel on the North Side of Plaza Bonita Road, West of Sweetwater Road, and East of Interstate 805. Case File No. 2010-25 TE.

Staff summarized the request for a Time Extension for a prior Costco project that has been considered by the Commission on numerous times. Motion by DeLaPaz, 2nd by Alvarado, to approve time extension request. Planned Development Permit will now expire August 15, 2011.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores

12. Resolution No. 22-2010. A Resolution of the Planning Commission of the City of National City, California, taking action on a Time Extension for a Previously approved Planned Development Permit for Construction of a Big-Box Wholesale Facility, Tire Center, and Fueling Station, and a Conditional Use Permit for the Sale of Alcoholic Beverages on a 15.08 Vacant parcel on the North Side of Plaza Bonita Road, West of Sweetwater Road, and East of Interstate 805. Case File No. 2010-25 TE.

Motion by DeLaPaz, 2nd by Alvarado, to adopt Resolution No. 22-2010.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Alvarado, Baca, Pruitt, Reynolds, Flores

Legal Counsel

City Attorney Claudia Silva stated that George Eiser will attend future Planning Commission meetings.

Additionally, the City Council will be considering an Urgency Ordinance at tomorrow's meeting on August 17th regarding temporary signage, which will also be processed through the Planning Commission, at their next meeting on September 20, 2010.

Principal Planner

No Report.

Commissioners

Commissioner Reynolds confirmed that the next meeting of the Planning Commission will be September 20, 2010 due to Labor Day Holiday.

He also mentioned that the shopping center at Harbison and Euclid Avenues has signage up advertising "We Buy Gold".

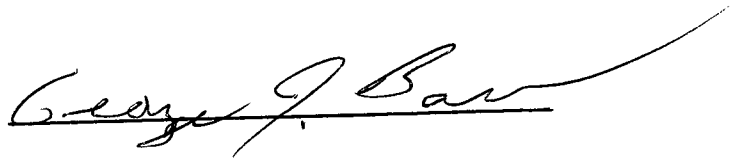
Principal Planner Peggy Chapin stated that this will be referred to Code Conformance.

Chairman

Chairman Baca stated that the Cancer Relay For Life raised \$70,000.

Adjournment

7:25 p.m.

A handwritten signature in black ink, reading "George J. Baca". The signature is written in a cursive style with a long, sweeping underline that extends to the right.