



## Planning Commission Minutes

Meeting of March 7, 2011

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

City 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 Vice Chairman Reynolds at 6:00 p.m.

### Roll Call

Commissioners Farias, Alvarado, Pruitt, Reynolds, Flores.

Absent: DeLaPaz, Baca.

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

### Pledge of Allegiance

Led by Commissioner Alvarado.

### Approval of Minutes

1 Minutes of the Regular Meeting held on February 7, 2011.

Motion by Pruitt, 2<sup>nd</sup> by Alvarado, to approve the Minutes for the meeting held on February 7, 2011.

Motion carried by the following vote:

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

Absent: DeLaPaz, Baca.

## **Approval of Agenda**

Motion by Alvarado, 2<sup>nd</sup> by Farias, for approval of Agenda for the Planning Commission for the meeting of March 7, 2011.

Motion carried by the following vote:

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

Absent: DeLaPaz, Baca.

## **ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).**

Note: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.

None.

## **PUBLIC HEARING**

2. Public Hearing – Tentative Parcel Map for a two-lot split with a two-unit condominium map over one parcel at 2510 J Avenue. Case File No. 2010-34 LS.

Staff distributed two handouts received, one outlining incidents occurring on the property, and the other opposing the parcel map, signed by 18 residents.

David Yaluso, 2510 J Avenue, representing owner, stated that they have read and understand conditions of approval.

Commissioner Flores confirmed that she is not within 500 feet of this property.

Commissioner Alvarado asked if the new units would be for rent or for sale.

Mr. Yaluso stated that the new units would be for sale.

Commissioner Farias expressed concern for the neighborhood. Would this development overcrowd the neighborhood.

Vice Chairman Reynolds stated that the role of the Planning Commission is not to “police” the neighborhood. This application is to split the lot, which is allowed by the Land Use Code. The proposal is consistent with the Subdivision Ordinance.

Steve Larkin, 2555 J Avenue stated that speeding occurs in this neighborhood. Adding two units with at least three cars each will add to the problem.

Motion by Pruitt, 2<sup>nd</sup> by Reynolds, to close the public hearing and approve 2010-34 LS, based on required findings and subject to conditions listed below.

Motion carried by the following vote:

Ayes: Alvarado, Pruitt, Reynolds.

Nays: Farias, Flores.

Absent: DeLaPaz, Baca.

3. Resolution No. 4-2011. A Resolution of the Planning Commission of the City of National City, California, taking action on a Tentative Parcel Map for a two-lot split with a two-unit condominium map over one parcel at 2510 J Avenue. Case File No. 2010-34 LS.

Motion by Pruitt, 2<sup>nd</sup> by Alvarado, to adopt Resolution No. 4-2011.

Motion carried by the following vote:

Ayes: Alvarado, Pruitt, Reynolds.

Nays: Farias, Flores.

Absent: DeLaPaz, Baca.

4. Public Hearing – Conditional Use Permit for a wireless communications facility at 2005 Highland Avenue. Case File No. 2010-31 CUP.

Shelly Kilbourn, 302 State Place, Escondido, representing AT&T, spoke in support of the application. She stated that they agree with all conditions of approval.

Commissioner Alvarado asked staff if there is a limit to the number of wireless communications facilities allowed in the City. We currently have 80.

Assistant Planner Martin Reeder stated that the number is not addressed in the Land Use Code, nor regulated by the FCC.

Motion by Flores, 2<sup>nd</sup> by Alvarado, to close the public hearing and approve 2010-31 CUP, based on required findings and subject to conditions of approval.

Motion carried by the following vote:

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

Absent: DeLaPaz, Baca.

5. Resolution No. 5-2011. 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 2005 Highland Avenue. Case File No. 2010-31 CUP.

Motion by Alvarado, 2<sup>nd</sup> by Farias, to adopt Resolution No. 5-2011.

Motion carried by the following vote:

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

Absent: DeLaPaz, Baca.

## **CONTINUED PUBLIC HEARING**

6. Continued Public Hearing – Recommendation to adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for a General Plan Amendment and Zone Change from Light Manufacturing (ML), Automotive Commercial (CA-PD-CZ) and Limited Commercial (CL) to General Commercial (CG-PD) for a parcel map, street vacation and Planned Development Permit for construction of a 225,000 square foot commercial center, located at the northeast corner of National City Boulevard, and State Route 54. Case File No. 2008-37 GP, ZC, SV, LS, PD, IS.

Motion by Alvarado, 2<sup>nd</sup> by Pruitt, to continue the public hearing to the meeting of April 4, 2011.

Motion carried by the following vote:

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

Absent: DeLaPaz, Baca.

City Attorney

No Report.

Development Services Director

No Report.

Planner

No Report.

Commissioners


No Reports.

Vice Chairman

No Report.

Adjournment

6:30 p.m.

  
CHAIRMAN