



Planning Commission Minutes

Meeting of April 16, 2012

6:00 P.M. to 7:20 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 Chairman Reynolds at 6:00 p.m.

Roll Call

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

Absent: DeLaPaz.

Also present: Deputy City Attorney Jennifer Knight, Assistant Planner Martin Reeder.

Pledge of Allegiance

Led by Commissioner Alvarado.

Approval of Minutes

1. Approval of Minutes of the Meeting held on March 19, 2012.

Motion by Baca, 2nd by Farias, to approve Minutes from the meeting of March 19, 2012.

Motion carried by the following vote:

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

Absent: DeLaPaz.

Abstaining: Pruitt

Approval of Agenda

Motion by Pruitt, 2nd by Alvarado, for approval of the Agenda for the meeting of April 16, 2012.

Motion carried by the following vote:

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

Absent: DeLaPaz.

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.

CONTINUED PUBLIC HEARING

2. Public Hearing – Modification of a previously approved Tentative Subdivision Map and Consistency Review for “Park Lofts” located at 1509, 1531, 1535 National City Boulevard and 49 E. 16th Street. Case File No. 2012-03 S, DSP.

Assistant Planner Martin Reeder stated that a meeting is scheduled with staff and the applicant in early May to review the applicant’s concerns. A further continuance is requested to the meeting of May 21, 2012.

Motion by Baca, 2nd by Pruitt to continue the public hearing to the meeting of May 21, 2012.

Motion carried by the following vote:

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

Absent: DeLaPaz.

PUBLIC HEARINGS

3. Public Hearing – Conditional Use Permit Modification for a Shopping Center located at 910-936 Highland Avenue. Case File No. 2012-08 CUP.

Mark Swenson, 6125 Cornerstone Court, San Diego, applicant, stated that he has read, understands and agrees with conditions of approval, and supports this conditional use permit.

Motion by Pruitt, 2nd by Farias, to close the public hearing and approved 2012-08 CUP based on required findings and subject to conditions of approval.

Motion carried by the following vote:

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

Absent: DeLaPaz.

4. Resolution No. 8-2012. A Resolution of the Planning Commission of the City of National City, California, taking action on a Conditional Use Permit Modification for a Shopping Center located at 910-936 Highland Avenue. Case File No. 2012-08 CUP.

Motion by Alvarado, 2nd by Pruitt, to adopt Resolution No. 8-2012.

Motion carried by the following vote:

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

Absent: DeLaPaz.

5. Public Hearing – Conditional Use Permit Modification for the addition of a roof-top play area for Integrity Charter School located at 701 National City Boulevard. Case File No. 2012-05 CUP.

Assistant Planner Martin Reeder stated that one letter in opposition to the application has been received from resident whose parking space is located next to the proposed roof-top play area.

Francisco Gutierrez, 1625 I Avenue, National City, Integrity Charter School Director, stated that the proposal is to have roof-top play area all enclosed, with fencing and netting. The students are supervised at all times and there is no chance for the play equipment to leave the roof.

Commissioner Pruitt stated that she is not comfortable with unisex bathrooms for the students. The students deserve everything like other schools. She stated that she does not like to idea of a roof-top parking structure used as school playground.

Commissioner Baca stated that he concurs with Engineering Department comments for adequate drainage and containment of the sand. He also stated that he agrees with Commissioner Pruitt that separate bathrooms are needed for boys and girls.

Francisco Gutierrez stated that currently the students utilize Kimball Park, and the City may not renew the Temporary Use Permit. This is a public park and a safety issue for the students.

Commissioner Farias expressed concern that a fence with netting is not enough for student safety.

Commissioners discussed the materials to be used for the fencing and netting, proximity to resident parking area.

Lincoln Tipson, author of submitted letter stated this is the worst idea he has heard of, to have the rooftop of a parking structure used as a playground area.

Another Bayview Towers resident stated that he has seen students using the ramps in the parking structure. He stated the students need to be controlled.

Benny Adler, 41-47 E., 8th Street, spoke in support of the application and stated that the school has cleaned up the parking structure.

Francisco Gutierrez stated that the students do not use the ramp, but the elevator and stairs.

Commissioners discussed if there was any City liability.

Deputy City Attorney Jennifer Knight stated that this is private property, the property owner would be liable, but there are limited circumstances in which the City may be liable.

Commissioner Pruitt stated that she would like the item continued to a future meeting and to have detailed architectural drawings and renderings showing how the fencing and netting will not allow anything to leave the roof, that the students would be separated from the cars exhaust and fumes, and for separate restrooms to be built.

Motion by Pruitt, 2nd by Baca to continue the public hearing to the meeting of May 21, 2012, with detailed architectural drawings and renderings provided, as discussed above.

Motion carried by the following vote:

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

Absent: DeLaPaz.

6. Resolution No. 9-2012. A Resolution of the Planning Commission of the City of National City, California, taking action on a Conditional Use Permit Modification for the addition of a roof-top play area for Integrity Charter School located at 701 National City Boulevard. Case File No. 2012-05 CUP.

No action taken on this item.

Deputy City Attorney

No report.

Commissioners

Commissioner Flores confirmed that the dental office at 801 National City Boulevard is an allowed use.

Assistant Planner Martin Reeder stated that it is a dental school, and is allowed under the new zoning code.

Commissioner Alvarado asked for an update on the Sweetwater Crossing Shopping Center remodel.

Assistant Planner Martin Reeder stated that the project continues to move forward and under the new zoning code proposed uses are now allowed by right, and would not be before the Commission for review. Any Subdivision issued would be processed through the Planning Commission and City Council.

Chairman

No report.

Adjournment to next regularly scheduled meeting on May 7, 2012.



CHAIRPERSON