



Planning Commission Minutes

Meeting of August 5, 2013

6:12 P.M. to 8:58 P.M., immediately following HCDC
Committee Meeting
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 Chairwoman Flores at 6:13 p.m. immediately following the HCDC meeting.

Roll Call

Commissioners Present: DeLaPaz, Bush, Flores, Baca, Pruitt, Garcia, Alvarado

Also Present: Deputy City Attorney Jennifer Knight, Principal Planner Martin Reeder

Pledge of Allegiance recited by Commissioner Pruitt at Housing and Community Development Committee meeting immediately preceding this Planning Commission meeting.

Approval of Minutes

1. Approval of Minutes of the Meeting held on July 15, 2013.

Motion by Bush, 2nd by Pruitt, to approve the Minutes from the meeting of July 15, 2013.

Motion carried by the following vote:

Ayes: Bush, Flores, Baca, Pruitt, Garcia, DeLaPaz, Alvarado

Approval of Agenda

2. Approval of Agenda for the Meeting on August 5, 2013.

Motion by Baca, 2nd by Pruitt, for approval of the Agenda for the meeting of July 15, 2013.

Motion carried by the following vote:

Ayes: Bush, Flores, Baca, Pruitt, Garcia, DeLaPaz, Alvarado

ORAL COMMUNICATION

None

PRESENTATIONS:

None

PUBLIC HEARINGS

3. Conditional Use Permit for a Leo Hamel secondhand jewelry store at a shopping center located at 1536 Sweetwater Rd. Case File No. 2013-17 CUP.

Presented by Principal Planner Martin Reeder

Commissioner Garcia requests clarification why this does not classify as a pawn shop. Mr. Reeder explained requirements/differences as these items will be taken in as trade or resale not on loan or as collateral.

Commissioner Pruitt expressed approval of the level of operation and reputation.

Motioned by Pruitt, 2nd by Baca to close Public Hearing and approve the Conditional Use Permit for a Leo Hamel secondhand jewelry store at a shopping center located at 1536 Sweetwater Rd. Case File No. 2013-17 CUP.

Motion carried by the following vote:

Ayes: Bush, Flores, Baca, Pruitt, Garcia, DeLaPaz, Alvarado

4. Resolution No. 2013-15. A Resolution of the Planning Commission of the City of National City taking action on a Leo Hamel secondhand jewelry store at a shopping center located at 1536 Sweetwater Rd. Case File NO. 2013-17 CUP.

Motion by Alvarado, 2nd by Pruitt to approve the resolution taking action on a Leo Hamel secondhand jewelry store at a shopping center located at 1536 Sweetwater Rd. Case File NO. 2013-17 CUP.

Motion carried by the following vote:

Ayes: Bush, Flores, Baca, Pruitt, Garcia, DeLaPaz, Alvarado

5. Public Hearing for a Planned Development Permit modification to allow Alliant University to conduct college classes at an existing adult school located at 517 Mile of Cars Way. Case File No. 2013-19 PD.

Presented by Principal Planner Martin Reeder

There were six (6) speakers in opposition to the item.

Stewart Payne, Roberto Rodriguez, Michelle Krug, Erica Dibello-Hitta, Brian Clapper, Bertha Lopez

Applicant: Guadalupe Corona from Alliant University addressed comments and questions posed by the commissioners.

Commissioners concerns included clarification of the MOU; the suggestion a public meeting be held to solicit residents' input; original permit language re: conditions – suggested staff research for clarification; requested the Superintendent Brand attend the next meeting; suggested time for more research.

Motioned by Bush, 2nd by De la Paz to continue the Public Hearing to the meeting on September 16, 2013.

Motion carried by the following vote:

Ayes: Bush, Flores, Baca, Pruitt, Garcia, DeLaPaz, Alvarado

6. Resolution No. 2013-17. A Resolution of the Planning Commission of the City of National City taking action on a Planned Development Permit modification to allow Alliant University to conduct college classes at an existing adult school located at 517 Mile of Cars Way. Case File No. 2013-19 PD.

No action taken due to continuance of item No. 5.

OTHER BUSINESS

7. Approval of Plans for the conversion of a single family residence to a commercial building (tax office) at 440 Highland Avenue. Case File No. 2012-15 AP.

Presented by Principal Planner Martin Reeder

Motion by Dela Paz, 2nd by Pruitt to approve plans for the conversion of a single family residence to a commercial building (tax office) at 440 Highland Avenue. Case File No. 2012-15 AP.

Motion carried by the following vote:

Ayes: Bush, Flores, Baca, Pruitt, Garcia, DeLaPaz, Alvarado

8. Resolution No. 2013-18. A Resolution of the Planning Commission of the City of National City taking action on an Approval of Plans for the conversion of a single family residence to a commercial building (tax office) at 440 Highland Avenue. Case File No. 2012-15 AP.

Motion by Dela Paz, 2nd by Pruitt to approve the resolution taking action on an Approval of Plans for the conversion of a single family residence to a commercial building (tax office) at 440 Highland Avenue. Case File No. 2012-15 AP.

Motion carried by the following vote:

Ayes: Bush, Flores, Baca, Pruitt, Garcia, DeLaPaz, Alvarado

9. Specific Plan Amendment Initiation – Proposed Amendment of Appendix A of the Westside Specific Plan to allow ‘Self-Storage Facility with Accessory Truck Rental’ as a conditionally-allowed use in the Limited Commercial (CL) zone. Case File No. 2013- SPA.

Presented by Principal Planner Martin Reeder.

Applicants: Parul Butala, Carlos Vizcarra, Eric Crocker (U-Haul), Tim Mills and Rob Hixson (CBRE for Building owner)

There were two (2) speakers in opposition of the item.

Margarita Garcia, resident and Carolina Martinez (Environmental Health Coalition)

Applicant responded to commissioners concerns:

Total size of fleet: between 0 and 40 trucks onsite depending on day, time and season.

Traffic concerns: average visits of 31 to site per day.

Amortization: project complies with amortization guidelines for the area with five (5) residential units. Zoned for Limited Commercial, Mixed-use, and Residential.

Proximity is 2-miles north of Chula Vista U-Haul.

Motion by DeLa Paz, 2nd by Pruitt to initiate Proposed Amendment of Appendix A of the Westside Specific Plan to allow ‘Self-Storage Facility with Accessory Truck Rental’ as a conditionally-allowed use in the Limited Commercial (CL) zone. Case File No. 2013- SPA.

Motion carried by the following vote:

Ayes: Bush, Flores, Baca, Pruitt, DeLa Paz, Alvarado

Abstain: Garcia

STAFF REPORTS

Deputy City Attorney – No Report

Commissioners –

Garcia - None

Baca – None

Pruitt – None

DeLa Paz – None

Bush – None

Alvarado – Reported seeing grocery carts and a couch at the corner of Euclid and Sweetwater, north of the overpass by the Hertz rent-a-car business.

Deputy Attorney responded that the appropriate department will be notified to take care of this concern.

Principal Planner – Stated for the record that he was promoted from Assistant Planner to Principal Planner

Flores - Question to Deputy City Attorney concerning when is it appropriate to abstain. Deputy City Attorney responded that there is no legal requirement stated that a Commissioner has to abstain.

Adjournment at 8:58 p.m. to next regularly scheduled meeting on August 19, 2013.


CHAIRPERSON