



# Agenda of the Planning Commission

Meeting of November 1, 2021 – 6:00 p.m.

**ONLINE ONLY MEETING**

<https://www.nationalcityca.gov/webcast>

**LIVE WEBCAST**

Council Chambers, Civic Center

1243 National City Boulevard

National City, CA 91950

**NOTICE:** The health and well-being of National City residents, visitors, and employees during the COVID-19 outbreak remains our top priority. The City of National City is coordinating with the County of San Diego Health Human Services Agency, and other agencies to take measures to monitor and reduce the spread of the novel coronavirus (COVID-19). **The World Health Organization has declared the outbreak a global pandemic and local and state emergencies have been declared providing reprieve from certain public meeting laws such as the Brown Act.**

As a result, the National City Planning Commission Meeting will occur only online to ensure the safety of City residents, employees and the communities we serve. A live webcast of the meeting may be viewed on the city's website at <https://www.nationalcityca.gov/webcast>

**PUBLIC COMMENTS:** There are multiple ways you can make sure your opinions are heard and considered by our Planning Commission as outlined below:

**Submit your public comment prior to the meeting:** To submit a comment in writing, email, [PlcPubComment@nationalcityca.gov](mailto:PlcPubComment@nationalcityca.gov) provide the agenda item number and title of the item in the subject line of your email. **Public comments or testimony is limited to up to three (3) minutes.**

**If the comment is not related to a specific agenda item,** AGENDA OF A REGULAR MEETING - NATIONAL CITY PLANNING COMMISSION ONLINE ONLY MEETING <https://www.nationalcityca.gov/webcast> LIVE WEBCAST COUNCIL CHAMBERS CIVIC CENTER 1243 NATIONAL CITY BOULEVARD NATIONAL CITY, CALIFORNIA indicate General Public Comment in the subject line. All email comments received by 4:00 p.m. on the day of the meeting will be read into the record at the Planning Commission meeting and retained as part of the official record. All comments will be available on the City website within 48 hours following the meeting.

**Register online and participate in live public comment during the meeting:** To provide live public comment during the meeting, you must pre-register on the City's website at <https://www.nationalcityca.gov/government/community-development/planning/public-comment> by 4:00 p.m. on the day of the regular meeting to join the Planning Commission Meeting.

**\*\*\*Please note that you do not need to pre-register to watch the meeting online, but you must pre-register if you wish to speak.**

Once registered, you will receive an email with a link from Zoom to join the live meeting. You can participate by phone or by computer. Please allow yourself time to log into Zoom before the start of the meeting to ensure you do not encounter any last-minute technical difficulties. **\*\*\*Please note that members of the public will not be shown on video; they will be able to watch and listen and speak when called upon.**

Public microphones will be muted until it is your turn to comment. Each speaker is allowed up to three (3) minutes to address the Planning Commission. Please be aware that the Chair may limit the comments' length due to the number of persons wishing to speak or if comments become repetitious or unrelated. All comments are subject to the same rules as would otherwise govern speaker comments at the meeting. Speakers are asked to be respectful and courteous. Please address your comments to the Planning Commission as a whole and avoid personal attacks against members of the public, Planning Commissioners, and City staff.

*Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the Planning Department at (619) 336-4310 to request a disability-related modification or accommodation. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

Welcome to the National City Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

## **Roll Call**

### **Pledge of Allegiance by Commissioner Roman**

### **Approval of Minutes**

1. Approval of Minutes from the Meeting of October 18, 2021

### **Approval of Agenda**

2. Approval of the Agenda for the Meeting of November 1, 2021

### **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.

## **PRESENTATIONS**

## **CONTINUED PUBLIC HEARINGS**

## **PUBLIC HEARINGS**

**\*Due to a noticing error, agenda item nos. 3 and 4 will be continued to the meeting of November 15, 2021.**

3. Resolution taking action on a Conditional Use Permit modification for the former South Bay Community Church located at 2400 Euclid Avenue to add a Transitional Housing Facility (Case File No. 2021-13 CUP)
4. Resolution taking action on a Conditional Use Permit for beer and wine sales at a new restaurant (Keburros) located at 1539 East 8<sup>th</sup> Street. (Case File No. 2021-16 CUP)

## **OTHER BUSINESS**

### **STAFF REPORTS**

Deputy City Attorney

Director of Community Development

Principal Planner

Commissioners

Chairperson

## **ADJOURNMENT**

Adjournment to the regularly scheduled meeting on November 15, 2021 at 6:00 p.m.



## Planning Commission Minutes

Planning Commission Meeting  
Meeting of October 18, 2021  
**ONLINE ONLY MEETING - LIVE WEBCAST**  
<https://www.nationalcityca.gov/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.

### **Agenda Items**

The meeting was called to order by Chair Dela Paz at 6:02 p.m.

### **Roll Call**

### **Pledge of Allegiance by Commissioner Natividad**

Commissioners Present: Sendt, Yamane, Natividad, Roman, Sanchez, Dela Paz, Valenzuela

Commissioners Absent: None.

Staff Also Present: Director of Community Development Armando Vergara, Deputy City Attorney Gabriela Torres, Principal Planner Martin Reeder, Associate Planner David Welch

### **1. Approval of Minutes from the Meeting of September 20, 2021**

Motion by Natividad, second by Sendt to approve the Minutes for the Meeting of September 20, 2021.

### **Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Natividad, Roman, Sanchez, Valenzuela

**Abstain:** Dela Paz

**Noes:** None.

**Absent:** None.

**Motion approved.**

Commissioner Dela Paz abstained due to her absence at the meeting of September 20, 2021.

Commissioner Valenzuela experienced technical difficulties during the vote and noted her yes vote following the vote.

2. Approval of the Agenda for the Meeting on October 18, 2021.

Motion by Yamane, second by Natividad to approve the Agenda for the Meeting on October 18, 2021.

**Ayes:** Sendt, Yamane, Natividad, Roman, Sanchez, Valenzuela, Dela Paz

**Abstain:** None.

**Noes:** None.

**Absent:** None.

**Motion approved.**

**ORAL COMMUNICATION:** None.

**PRESENTATIONS:** None.

**CONTINUED PUBLIC HEARINGS:** None.

**PUBLIC HEARINGS:**

3. Resolution Taking Action on a Final Environmental Impact Report to assess project impacts of a General Plan Amendment and Zone Change from Major Mixed-Use District (MXD-2) to Service Commercial (CS) and Open Space (OS), a Code Amendment to allow used auto sales in the CS Zone, Conditional Use Permit for Construction of a Carmax Dealership, and Tentative Parcel Map for the Subdivision of a 15.08-Acre Vacant Parcel into two on property located on the north side of Plaza Bonita Road, West of Sweetwater Road, and East of Interstate 805 (Case File No. 2016-30 GPA, ZC, A, CUP, LS, IS)

Presented by Principal Planner Martin Reeder.

Commissioners asked questions of the applicant.

Applicant, Recon Environmental Senior Project Manager Nick Larkin, representing Carmax was present and answered questions posed by the Commissioners.

Centerpoint Integrated Solutions Development Manager John Thatcher, Carmax Senior Manager Real Estate Steve Hudak and, REC Consultants Director of Engineering Raab Rydeen were also present.

In response to a question posed by Commissioner Sanchez, Mr. Rydeen advised that he would research and get back to the Commission as it relates to bike lanes near the site.

Public comment was received from Noe Castro.

Motion by Valenzuela, second by Natividad to close the Public Hearing and **approve** the Resolution Taking Action on a Final Environmental Impact Report to assess project impacts of a General Plan Amendment and Zone Change from Major Mixed-Use District (MXD-2) to Service Commercial (CS) and Open Space (OS), a Code Amendment to allow used auto sales in the CS Zone, Conditional Use Permit for Construction of a Carmax Dealership, and Tentative Parcel Map for the Subdivision of a 15.08-Acre Vacant Parcel into two on property located on the north side of Plaza Bonita Road, West of Sweetwater Road, and East of Interstate 805 (Case File No. 2016-30 GPA, ZC, A, CUP, LS, IS)

**Motion carried by the following vote:**

**Ayes:** Natividad, Valenzuela, Sanchez, Sendt

**Abstain:** None.

**Noes:** Roman, Yamane, Dela Paz

**Absent:** None.

**Motion approved.**

**OTHER BUSINESS:**

4. Request to Initiate a General Plan Amendment and Zone Change for a property located at 1505 'F' Avenue to change the zoning from RS-2 to RM-3 (Case File No. 2021-19 GPA, ZC)

Presented by Associate Planner David Welch.

Commissioner Natividad suggested that going forward staff's PowerPoint presentations include page numbers for easy reference.

Commissioner Yamane requested that PowerPoint presentations be provided to Commissioners via email prior to the meeting.

Applicants Mark Doty and Ken Sanidad were present.

Motion by Valenzuela, second by Roman to Initiate a General Plan Amendment and Zone Change for a property located at 1505 'F' Avenue to change the zoning from RS-2 to RM-3 (Case File No. 2021-19 GPA, ZC)

**Motion carried by the following vote:**

**Ayes:** Natividad, Valenzuela, Sendt, Roman, Yamane, Dela Paz

**Abstain:** None.

**Noes:** Sanchez

**Absent:** None.

**Motion approved.**

**STAFF REPORTS:**

**Deputy City Attorney:** None.

**Director of Community Development:** None.

**Principal Planner:** Mr. Reeder, advised that, per the discussion related to bike paths for Agenda Item No. 3, the City's Deputy Engineer stated that there would be a stripped and buffered two-way bike path in front of the Carmax site that would connect to the Sweetwater River Bikeway.

**COMMISSIONER REPORTS:**

Natividad: Informed Deputy City Attorney Gabriela Torres that he had a question regarding an ordinance that he would send to her via email.

Roman: Asked Deputy City Attorney Gabriela Torres to clarify the policy regarding Commissioners visiting project sites prior to the Planning Commission meeting. In response, Ms. Torres clarified that the City Attorney's office discourages site visits due to the possibility of Brown Act violations.

Yamane: Sought clarification of Deputy City Attorney Gabriela Torres' comments as it related to Commissioners driving by project sites. Ms. Torres clarified that Commissioners driving by sites, even if unaccompanied by other Commissioners, still carried the potential of a Brown Act violation since decisions of the Commission are to be based on information available to the public and on the public record.

Valenzuela: None.

Sendt: None.

Sanchez: Restated his understanding of Ms. Torres' comments and emphasized the importance of Commissioners asking questions when clarification is needed.

Dela Paz: Expressed her appreciation of the discussion and encouraged the Commissioners to email project related questions to staff. She further inquired about the traffic flow on the I-805 off ramp at Plaza Blvd. in light of the potential for a new restaurant proposed in the area that could impact traffic.

In response, Principal Planner Martin Reeder stated that a Conditional Use Permit application was received for a drive-through restaurant at the location of the Family House of Pancakes and that the applicant was currently working on traffic reports. He commented that the item would come forward to the Commission for review at a subsequent meeting.

**ADJOURNMENT** by Chair Dela Paz at 8:23 p.m. to the meeting of November 1, 2021.

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CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of November 1, 2021.