



# Agenda of the National City Planning Commission

Meeting of June 6, 2022 – 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 <http://nationalcityca.new.swagit.com/views/33>.

**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) and 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,** 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 meeting to join the National City and 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 Chair Yamane**

### **Approval of Minutes**

1. Approval of Minutes from the Meeting of April 18, 2022

### **Approval of Agenda**

2. Approval of the Agenda for the Meeting on June 6, 2022

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

NOTE: Under State law, items requiring Planning 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**

## **OTHER BUSINESS**

3. Fiscal Year 2022-2023 Capital Improvement Program – General Plan Conformity Review

**STAFF REPORTS**

City Attorney's Office

Director of Community Development

Planning Manager

Commissioners

Chairperson

**ADJOURNMENT**

Adjournment to the regularly scheduled meeting on July 18, 2022 at 6:00 p.m.



## Planning Commission Minutes

Planning Commission Meeting  
Meeting of April 18, 2022  
**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 Yamane at 6:04 p.m.

### **Roll Call**

#### **Pledge of Allegiance by Chair Yamane**

Commissioners Present: Sendt, Yamane, Natividad, Sanchez, Castle, Miller

Commissioners Absent: Valenzuela

Staff Also Present: Director of Community Development Armando Vergara, Assistant City Attorney Jennifer Gilman, Planning Manager Martin Reeder, Executive Secretary Tonya Hussain, and Executive Secretary Christina Curiel.

#### 1. Approval of Minutes from the Meeting of March 7, 2022

Motion by Natividad, second by Sendt to approve the Minutes for the Meeting of March 7, 2022.

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

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

**Abstain:** Miller, Castle

**Noes:** None.

**Absent:** Valenzuela

#### **Motion approved.**

Commissioners Miller and Castle abstained because they were not appointed to the Planning Commission at the meeting of March 7, 2022.

2. Approval of the Agenda for the Meeting on April 18, 2022.

Motion by Sendt, second by Natividad to approve the Agenda for the Meeting on April 18, 2022.

**Motion carried by the following vote:**

**Ayes:** Sendt, Sanchez, Yamane, Natividad, Castle, Miller

**Abstain:** None

**Noes:** None

**Absent:** Valenzuela

**Motion approved.**

**ORAL COMMUNICATION:** None.

**PRESENTATIONS:**

3. Recognition of Outgoing Commissioners Maria Dela Paz and Damian Roman

Planning Manager Martin Reeder introduced outgoing Commissioners Maria Dela Paz and Damian Roman. Commissioners thanked them for their service on the Planning Commission.

4. Welcome and Introduction of new Planning Commissioners – Randi Marie Castle and Richard Martin Miller

New Planning Commissioners Randi Marie Castle and Richard Martin Miller introduced themselves to the Planning Commission and spoke on their professional background.

**CONTINUED PUBLIC HEARINGS:** None.

**PUBLIC HEARINGS:**

5. Resolution taking action on a Conditional Use Permit for beer and wine sales at a new restaurant (BB.Q Chicken) located at 2527 East Plaza Blvd. (Case File No. 2022-07 CUP)

Presented by Planning Manager Martin Reeder. Mr. Reeder answered Commissioners questions posed by the Commissioners.

Applicant James Yi was not present.

Motion by Natividad, second by Miller to close the Public Hearing and **approve** the Resolution taking action on a Conditional Use Permit for beer and wine sales at a new restaurant (BB.Q Chicken) located at 2527 East Plaza Blvd. (Case File No. 2022-07 CUP)

**Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Sanchez, Natividad, Castle, Miller

**Abstain:** None.

**Noes:** None.

**Absent:** Valenzuela

**Motion approved.**

6. Resolution taking action on a Conditional Use Permit for the modification of an existing wireless communications facility located at 2435 Sweetwater Road (Case File No. 2022-10 CUP)

Presented by Planning Manager Martin Reeder. Mr. Reeder answered Commissioner questions.

Applicant was present, but did not speak.

Motion by Natividad, second by Miller to close the Public Hearing and **approve** the Resolution taking action on a Conditional Use Permit for the modification of an existing wireless communications facility located at 2435 Sweetwater Road (Case File No. 2022-10 CUP)

**Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Sanchez, Natividad, Castle, Miller

**Abstain:** None.

**Noes:** None.

**Absent:** Valenzuela

**Motion approved.**

**OTHER BUSINESS:**

7. Election of Vice Chair for 2022

Presented by Chair Yamane.

Commissioner Natividad nominated himself for Vice Chair.

Motion by Miller, second by Castle to elect Natividad as Vice Chair for 2022.

**Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Sanchez, Natividad, Castle, Miller

**Abstain:** None.

**Noes:** None.

**Absent:** Valenzuela

**Motion approved.**

**STAFF REPORTS:**

**Assistant City Attorney:** Welcomes the new Planning Commissioners.

**Director of Community Development:** Welcomes the new Planning Commissioners.

**Planning Manager:** Mr. Reeder announced that Executive Secretary Tonya Hussain would no longer be clerking the Planning Commission meetings and thanked her for her service. Mr. Reeder introduced the incoming Executive Secretary Christina Curiel.

**COMMISSIONER REPORTS:**

Yamane: Reminded Commissioners to use correct background at the next Planning Commission meeting.

There were no other Commissioner reports.

**ADJOURNMENT** by Chair Yamane at 7:04 p.m. to the meeting of May 2, 2022.

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CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of June 6, 2022.



Item no. **3**  
June 6, 2022

CITY OF NATIONAL CITY – COMMUNITY DEVELOPMENT DEPARTMENT  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**PLANNING COMMISSION STAFF REPORT**

Title: FISCAL YEAR 2022-2023 CAPITAL IMPROVEMENT PROGRAM – GENERAL PLAN CONFORMITY REVIEW

Staff report by: Martin Reeder- Planning Manager

Applicant: City

Location: Citywide

Environmental review: Environmental review will be conducted for projects pursuant to the California Environmental Quality Act.

**Background**

As part of the annual budget process, the City considers potential capital improvement projects. These projects are listed as proposed public works in the annual Capital Improvement Program (CIP). Government Code Section 65401 requires that the Planning Commission review the list of proposed public works and report to the City Council on the conformity of the CIP with the General Plan. The proposed projects for Fiscal Year 2022-23 are attached along with a conformity review, which identifies the General Plan policies that support each project.

**Recommendation**

Determine that the proposed CIP projects for Fiscal Year 2022-2023 are in conformity with the adopted General Plan.

**Attachments**

1. Conformity Review
2. Government Code Section 65401

Martin Reeder  
Planning Manager

Armando Vergara  
Community Development Director

## Proposed Projects/General Plan Conformity Review

### W. 19<sup>th</sup> Street Greenway

Project Description: Project to construct a Class IV bikeway and pedestrian path providing access to multiple recreational opportunities. Will close a stretch of W. 19th Street to vehicular traffic and transform this segment into an active transportation and recreational space. Provides safe access to Bayshore Bikeway and includes stormwater BMPs and planting of trees and shrubs.

#### Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities

Policy C-2.2: Enhance connectivity by eliminating gaps and barriers in roadways, bikeway, and pedestrian networks.

Policy C-4.5: Encourage the use of alternative transportation modes.

Policy C-9.1: Expand and improve the bikeway system and facilities by establishing bike lanes, separated paths, and bicycle storage facilities at major destinations.

### Eastside I-805 Community Greenbelt Project

Project Description: The project is located along the east side of I-805 from Plaza to Division Street. It will include improved paved paths for bikes and pedestrians, new fencing along the freeway, lighting, public art, educational signage, and landscape improvements. The project will also pay for the cleaning up of debris and trash and the pruning of trees to increase views into the 805 right of way to improve safety along the proposed trail.

#### Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities

Policy C-2.2: Enhance connectivity by eliminating gaps and barriers in roadways, bikeway, and pedestrian networks.

Policy C-4.5: Encourage the use of alternative transportation modes.

Policy C-8.5: Improve pedestrian safety at intersections and mid-block crossings.

Policy C-9.1: Expand and improve the bikeway system and facilities by establishing bike lanes, separated paths, and bicycle storage facilities at major destinations.

### **Kimball Park: New Dog Park & Lighting**

Project Description: The project includes construction of a new dog park in Kimball Park and lighting.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities

Policy LU-4.2: Promote the design of complete neighborhoods that are structured to be family-friendly, encourage walking, biking, and the use of mass transit, foster community pride, enhance neighborhood identity, ensure public safety, improve public health, and address the needs of all ages and abilities

Policy HEJ-3.1: Encourage walking and bicycling as daily physical activities by providing conveniently located daily goods and services and recreational facilities and programs within a comfortable walking or biking distance from homes.

### **Las Palmas Park**

Project Description: The project includes construction of a new Pool Splash Pad, Dog Park, Yoga and Fitness Lawn.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities

Policy LU-4.2: Promote the design of complete neighborhoods that are structured to be family-friendly, encourage walking, biking, and the use of mass transit, foster community pride, enhance neighborhood identity, ensure public safety, improve public health, and address the needs of all ages and abilities

Policy HEJ-3.1: Encourage walking and bicycling as daily physical activities by providing conveniently located daily goods and services and recreational facilities and programs within a comfortable walking or biking distance from homes.

### **Paradise Creek Park Restroom**

Project Description: The Project will include the construction of a Rest Room in Paradise Creek Park.

#### Implementing General Plan Policies:

Policy LU-4.2: Promote the design of complete neighborhoods that are structured to be family-friendly, encourage walking, biking, and the use of mass transit, foster community pride, enhance neighborhood identity, ensure public safety, improve public health, and address the needs of all ages and abilities.

Policy HEJ-1.3: Consider environmental justice issues as they are related to the equitable provision of desirable public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.

### **Paradise Creek Wetland Expansion and Park Site (Ocean Protection Council)**

Project Description: The Project will include demolition of a portion of the existing industrial land use, 100% design plans, acquiring all necessary permits, soil remediation, wetland expansion, creation of a park/educational picnic area, installation of trash control devices that drain to the project area, installation of interpretive signs, and sidewalk improvements. The Project is approximately 0.32 acres and is located adjacent to salt marsh habitat directly to the south of the Project area and near existing and proposed park areas.

#### Implementing General Plan Policies:

Policy LU-4.2: Promote the design of complete neighborhoods that are structured to be family-friendly, encourage walking, biking, and the use of mass transit, foster community pride, enhance neighborhood identity, ensure public safety, improve public health, and address the needs of all ages and abilities

Policy HEJ-3.1: Encourage walking and bicycling as daily physical activities by providing conveniently located daily goods and services and recreational facilities and programs within a comfortable walking or biking distance from homes.

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**65401.** If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

*(Amended by Stats. 1970, Ch. 1590.)*