



## Planning Commission Minutes

Meeting of January 23, 2017  
Planning Commission 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 Chair Garcia at 6:02 p.m.

### **Roll Call**

Commissioners Present: Bush, Yamane, Garcia, Sendt, Dela Paz  
Commissioners Absent: Flores, Baca

Staff Also Present: Deputy City Manager Brad Raulston; Deputy City Attorney Nicole Pedone, Principal Planner Martin Reeder, Assistant Planner Michael Fellows

**Pledge of Allegiance** Presented by Commissioner Sendt

1. Approval of the Minutes of the Meeting of December 5, 2016.

Motion by Bush, 2<sup>nd</sup> by Yamane to approve the Minutes for the meeting of December 5, 2016.

**Motion carried by the following vote:**

**Ayes: Bush, Yamane, Garcia, Sendt, Dela Paz**

**Noes: None.**

**Absent: Flores, Baca**

2. Approval of the Agenda for the Meeting of January 23, 2017.

Motion by Yamane, 2<sup>nd</sup> by Garcia to approve the Agenda for the meeting of January 23, 2017.

**Motion carried by the following vote:**

**Ayes: Bush, Yamane, Garcia, Sendt, Dela Paz**

**Noes: None.**

**Absent: Flores, Baca**

**ORAL COMMUNICATION: None.**

**PRESENTATIONS: None.**

**CONTINUED PUBLIC HEARINGS: None.**

**PUBLIC HEARINGS**

3. Conditional Use Permit for a drive-through eating place (Chick Fil-A) proposed to be located at 400 Mile of Cars Way. (Case File No.: 2016-19 CUP)

Presented by Principal Planner Martin Reeder.

Applicant: Jennifer Dawn, has read, understands and accepts the conditions of the CUP

Speakers Opposed: Ms. Gomez, Claire Groebner representing Olivewood Gardens

Motion by Bush, 2<sup>nd</sup> by Yamane to close the Public Hearing on a Conditional Use Permit for a drive-through eating place (Chick Fil-A) proposed to be located at 400 Mile of Cars Way. (Case File No.: 2016-19 CUP)

**Motion carried by the following vote:**

**Ayes: Bush, Yamane, Garcia, Sendt, Dela Paz**

**Noes: None.**

**Absent: Flores, Baca**

4. Resolution 2017-1 taking action on a Conditional Use Permit for a drive-through eating place (Chick Fil-A) proposed to be located at 400 Mile of Cars Way. (Case File No.: 2016-19 CUP)

Motion by Bush, 2<sup>nd</sup> by Garcia to deny Resolution 2017-1 taking action on a Conditional Use Permit for a drive-through eating place (Chick Fil-A) proposed to be located at 400 Mile of Cars Way. (Case File No.: 2016-19 CUP)

**Motion failed by the following vote:**

**Ayes: Bush, Garcia**

**Noes: Yamane, Sendt, Dela Paz**

**Absent: Flores, Baca**

Motion by Sendt, 2<sup>nd</sup> by Yamane to approve Resolution 2017-1 taking action on a Conditional Use Permit for a drive-through eating place (Chick Fil-A) proposed to be located at 400 Mile of Cars Way. (Case File No.: 2016-19 CUP)

**Motion carried by the following vote:**

**Ayes: Yamane, Sendt, Dela Paz**

**Noes: Bush, Garcia**

**Absent: Flores, Baca**

5. Conditional Use Permit for alcohol sales at a sushi restaurant (Sushi & Galbi) located at 1519 Highland Avenue (Case File No.: 2016-28 CUP).

Presented by Principal Planner Martin Reeder.

Applicant: Jun Ki Kim, presenting the owner, has read, understands and accepts the conditions of the CUP

Motion by Dela Paz, 2<sup>nd</sup> by Sendt to trail the Public Hearing and Item #6 to be heard after Item #8.

**Motion carried by the following vote:**

**Ayes: Bush, Garcia, Yamane, Sendt, Dela Paz**

**Noes: None.**

**Absent: Flores, Baca**

7. Tentative Parcel Map for the subdivision of one lot into two at 2510 "J" Avenue (Case File No.: 2016-31 LS)

Presented by Assistant Planner Michael Fellows.

Applicant: Mr. Rodriguez, presenting the owner was present.

Motion by Yamane, 2<sup>nd</sup> by Bush to close the Public Hearing on a Tentative Parcel Map for the subdivision of one lot into two at 2510 "J" Avenue (Case File No.: 2016-31 LS)

**Motion carried by the following vote:**  
**Ayes: Bush, Garcia, Yamane, Sendt, Dela Paz**  
**Noes: None.**  
**Absent: Flores, Baca**

8. Resolution 2017-3 taking action on a Tentative Parcel Map for the subdivision of one lot into two at 2510 "J" Avenue (Case File No.: 2016-31 LS)

Motion by Dela Paz, 2<sup>nd</sup> by Yamane to approve Resolution 2017-3 taking action on a Tentative Parcel Map for the subdivision of one lot into two at 2510 "J" Avenue (Case File No.: 2016-31 LS).

**Motion carried by the following vote:**  
**Ayes: Bush, Garcia, Yamane, Sendt, Dela Paz**  
**Noes: None.**  
**Absent: Flores, Baca**

5. *(Continued)* Conditional Use Permit for alcohol sales at a sushi restaurant (Sushi & Galbi) located at 1519 Highland Avenue (Case File No.: 2016-28 CUP).

Presented by Principal Planner Martin Reeder.  
Applicant: Jun Ki Kim, presenting the owner, requested to withdraw his request for restaurant service on the patio.

Motion by Bush, 2<sup>nd</sup> by Yamane to close the Public Hearing for alcohol sales at a sushi restaurant (Sushi & Galbi) located at 1519 Highland Avenue (Case File No.: 2016-28 CUP).

6. *(Continued)* Resolution 2017-2 taking action on a Conditional Use Permit for alcohol sales at a sushi restaurant (Sushi & Galbi) located at 1519 Highland Avenue (Case File No.: 2016-28 CUP).

Motion by Dela Paz, 2<sup>nd</sup> by Bush to approve the resolution on a Conditional Use Permit for alcohol sales at a sushi restaurant (Sushi & Galbi) located at 1519 Highland Avenue (Case File No.: 2016-28 CUP) with the caveat that the following revisions are made:

- Finding #5 – extend the hours from 10:00 p.m. to 11:00 p.m
- Condition #13 – alcohol be available with the conjunction of the purchase of food and indoors only.

- Condition #14 – alcohol be permitted only from 11:00 a.m. – 11:00 p.m. daily.
- Addition of Condition #15 – The permittee shall post signs at all exits to outdoor seating areas indicating that alcoholic beverages must be consumed inside the restaurant and may not be taken out to the patio area or off-premises.

**Motion carried by the following vote:**

**Ayes: Bush, Garcia, Yamane, Sendt, Dela Paz**

**Noes: None.**

**Absent: Flores, Baca**

**OTHER BUSINESS: None.**

**STAFF REPORTS:**

**Deputy City Attorney: None.**

**Brad Raulston, Deputy City Manager:** Mr. Raulston announced that an Amortization Ordinance Workshop would be held on February 15, 2017. He advised that in the future the Amortization Ordinance would be before the Planning Commission for consideration and requested that Deputy City Attorney Nicole Pedone provide information to the Commissioners at the next Planning Commission meeting as it relates to their role.

**COMMISSIONER REPORTS:**

**Bush:** Welcomed the new Clerk, Tonya Hussain, to the City of National City. Mr. Bush informed the Commissioners of the American Planning Association (APA) Conference occurring in September 2017 and encouraged them to attend. He further announced his resignation from the Planning Commission in order to pursue his Master's Degree.

**Dela Paz:** Congratulated Commissioner Bush on his acceptance into the Master's Degree program. Commissioner Dela Paz requested that staff inquire whether the cost for Commissioners to attend the APA Conference could be budgeted.

**Sendt:** Requested that staff research and report back whether funding could be obtained for Commissioners to attend educational functions.

**Yamane:** Congratulated Commissioner Bush and concurred with the Commissioners regarding interest in attending educational functions.

**Garcia:** Requested that staff provide a calendar of in-house training events as well as upcoming educational opportunities and workshops.

**ADJOURNMENT** by Chair Garcia at 8:10 p.m. to the next meeting scheduled for February 6, 2017 at 6:00 pm.



CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of February 6, 2017.