



**Planning Commission  
Minutes**

Planning Commission  
Meeting of June 5, 2017  
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 6:00 p.m.

**Roll Call**

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

Staff Also Present: Deputy City Manager Brad Raulston, Senior Assistant City Attorney Nicole Pedone, Police Lieutenant Graham Young, Principal Planner Martin Reeder, Principal Planner Ray Pe, Planning Technician Jessica Madamba

**Pledge of Allegiance** Presented by Commissioner Sendt.

1. Approval of Minutes from the Meeting of May 15, 2017.

Motion by Sendt, second by Yamane to approve the Minutes for the Meeting of May 15, 2017.

**Motion carried by the following vote:**

**Ayes:** Quintero, Yamane, Garcia, Sendt, Flores  
**Abstain:** Baca  
**Noes:** None.  
**Absent:** Dela Paz

2. Approval of the Agenda for the Meeting of June 5, 2017.

Motion by Baca, second by Sendt to approve the Agenda for the Meeting of June 5, 2017.

**Motion carried by the following vote:**

**Ayes:** Quintero, Baca, Yamane, Garcia, Sendt, Flores

**Abstain:** None.

**Noes:** None.

**Absent:** Dela Paz

**ORAL COMMUNICATION:** None.

**PRESENTATIONS:** None.

**CONTINUED PUBLIC HEARINGS:** None.

**Public Comment:** Olga Flores expressed concern with homelessness and homes in her area being rented to multiple tenants and stated that it was becoming a nuisance. Staff and Chair Garcia informed her that she could contact the Police Department and Code Enforcement.

**PUBLIC HEARINGS:**

3. Modification of a previously approved Tentative Subdivision Map for the Harbor View Condominiums located at 819 "D" Avenue. (Case File No.: 2017-06 S)

Presented by Principal Planner Martin Reeder.

Applicant: Robert Furey on behalf of the owner has read, understands, and accepts the conditions of the CUP.

Motion by Flores second by Garcia to close the Public Hearing for the Modification of a previously approved Tentative Subdivision Map for the Harbor View Condominiums located at 819 "D" Avenue. (Case File No.: 2017-06 S)

**Motion carried by the following vote:**

Commissioner Yamane recused due to a conflict of interest and left the dais at 6:05 p.m.

**Ayes:** Quintero, Baca, Garcia, Sendt, Flores

**Abstain:** None.

**Noes:** None.

**Absent:** Dela Paz

4. Resolution 2017-14 taking action on a modification of a previously approved Tentative Subdivision Map for the Harbor View Condominiums located at 819 "D" Avenue.  
(Case File No.: 2017-06 S)

Motion by Flores, second by Quintero to approve Resolution 2017-14 taking action on a modification of a previously approved Tentative Subdivision Map for the Harbor View Condominiums located at 819 "D" Avenue.  
(Case File No.: 2017-06 S)

Public Comment: Eric Fountain was neutral on the item.

**Motion carried by the following vote:**

Commissioner Yamane recused due to a conflict of interest.

**Ayes:** Quintero, Baca, Garcia, Sendt, Flores

**Abstain:** None.

**Noes:** None.

**Absent:** Dela Paz

5. Conditional Use Permit modification for distilled spirits at an existing beer and wine-licensed restaurant (Tita's II) located at 3421 East Plaza Boulevard. (Case File No.: 2017-09 CUP)

Commissioner Yamane returned to the dais at 6:30 p.m.

Presented by Planning Technician Jessica Madamba.

National City Police Lieutenant Graham Young was present and answered questions posed by the Commissioners.

Applicant: Roger Speir has read, understands, and accepts the conditions of the Conditional Use Permit.

Public Comment: Anne Campbell opposed the item.  
Olga Florez opposed the item.

Motion by Sendt second by Yamane to close the Public Hearing for a Conditional Use Permit modification for distilled spirits at an existing beer and wine-licensed restaurant (Tita's II) located at 3421 East Plaza Boulevard. (Case File No.: 2017-09 CUP)

**Motion carried by the following vote:**

**Ayes:** Quintero, Baca, Yamane, Garcia, Sendt, Flores  
**Abstain:** None.  
**Noes:** None.  
**Absent:** Dela Paz

Motion by Quintero second by Sendt to re-open the Public Hearing for a Conditional Use Permit modification for distilled spirits at an existing beer and wine-licensed restaurant (Tita's II) located at 3421 East Plaza Boulevard. (Case File No.: 2017-09 CUP)

**Motion carried by the following vote:**

**Ayes:** Quintero, Yamane, Sendt, Flores  
**Abstain:** None.  
**Noes:** Garcia, Baca  
**Absent:** Dela Paz

Motion by Garcia second by Sendt to continue the item to the July 17, 2017 meeting to allow the Police Department to update the risk assessment and provide crime incidents in the area for the last six months that were related to alcohol.

**Motion carried by the following vote:**

**Ayes:** Quintero, Baca, Yamane, Garcia, Sendt, Flores  
**Abstain:** None.  
**Noes:** None.  
**Absent:** Dela Paz

6. Resolution 2017-15 taking action on a Conditional Use Permit modification for distilled spirits at an existing beer and wine-licensed restaurant (Tita's II) located at 3421 East Plaza Boulevard. (Case File No.: 2017-09 CUP)

Item continued to a future meeting, no vote necessary.

7. Tentative Subdivision Map for the creation of 10 condominium units to be located at the southeast corner of East 18<sup>th</sup> Street and "F" Avenue (Case File No.: 2017-08 S)

Presented by Principal Planner Martin Reeder.

Applicant: Mark Brencick has read, understands, and accepts the conditions of the Tentative Subdivision Map.

Motion by Yamane second by Sendt to close the Public Hearing for a Tentative Subdivision Map for the creation of 10 condominium units to be located at the southeast corner of East 18<sup>th</sup> Street and "F" Avenue (Case File No.: 2017-08 S)

**Motion carried by the following vote:**

**Ayes:** Quintero, Baca, Yamane, Garcia, Sendt, Flores

**Abstain:** None.

**Noes:** None.

**Absent:** Dela Paz

8. Resolution 2017-16 taking action on a Tentative Subdivision Map for the creation of 10 condominium units to be located at the southeast corner of East 18<sup>th</sup> Street and "F" Avenue (Case File No.: 2017-08 S)

Motion by Sendt, second by Quintero to approve Resolution 2017-16 taking action on a Tentative Subdivision Map for the creation of 10 condominium units to be located at the southeast corner of East 18<sup>th</sup> Street and "F" Avenue **with the added condition that the swingset/childrens' play area have a perlmeter safety fence to separate the area from the alley.** (Case File No.: 2017-08 S)

**Motion carried by the following vote:**

**Ayes:** Quintero, Baca, Yamane, Garcia, Sendt

**Abstain:** None.

**Noes:** Flores

**Absent:** Dela Paz

**OTHER BUSINESS:**

9. Continued review of the proposed vacation of a portion of undeveloped "M" Avenue between East 16<sup>th</sup> Street and East 14<sup>th</sup> Street for conformance with the General Plan. (Case File No.: 2017-04 SC)

Presented by Principal Planner Martin Reeder.

Motion by Baca second by Yamane to determine that the Street Vacation, as described in the plans, is in compliance with the National City General Plan because the portion of "M" Avenue to be vacated is an undeveloped "paper street" that does not serve to provide any motorized or non-motorized access. In addition, the street is not identified as a road or street in the Circulation Element of the General Plan. (Case File No.: 2017-08 S)

**Motion carried by the following vote:**

**Ayes:** Quintero, Baca, Yamane, Garcia, Sendt, Flores

**Abstain:** None.

**Noes:** None.

**Absent:** Dela Paz

10. Resolution 2017-17 taking action on a review of the vacation of a portion of undeveloped "M" Avenue between East 16<sup>th</sup> Street and East 14<sup>th</sup> Street for conformance with the General Plan. (Case File No.: 2017-04 SC)

Motion by Baca, second by Yamane to approve Resolution 2017-17 taking action on a review of the vacation of a portion of undeveloped "M" Avenue between East 16<sup>th</sup> Street and East 14<sup>th</sup> Street for conformance with the General Plan. (Case File No.: 2017-04 SC)

**Motion carried by the following vote:**

**Ayes:** Quintero, Baca, Yamane, Garcia, Sendt, Flores

**Abstain:** None.

**Noes:** None.

**Absent:** Dela Paz

**STAFF REPORTS:**

**Senior Assistant City Attorney:** None.

**Brad Raulston, Deputy City Manager:** Provided an update on the widening of Plaza Blvd.

**Principal Planners:** None.

**COMMISSIONER REPORTS:**

**Dela Paz:** Absent.

**Quintero:** None.

**Flores:** Inquired about solar panels currently located behind Toys "R" Us. In response, Deputy City Manager Brad Raulston opined that the panels were likely owned by the Sweetwater Authority and that he would inquire and report back at a future meeting.

**Yamane:** Invited Commissioners to attend the Mabuhay Festival on June 10, 2017 at Kimball Park.

**Sendt:** As it related to the street widening project for Plaza Blvd., Commissioner Sendt requested that the project sign on the job site be updated to reflect the correct project completion date.

**Baca:** None.

**Garcia:** None.

**ADJOURNMENT** by Chair Garcia at 7:51 p.m. to the next meeting scheduled for July 17, 2017 at 6:00 pm.

  
CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of July 17, 2017.