



## Planning Commission Minutes

Planning Commission  
Meeting of August 21, 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 6:01 p.m.

### Roll Call

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

Commissioners Absent: Baca

Staff Also Present: Deputy City Manager Brad Rauiston, Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder, Principal Planner Ray Pe, Assistant Planner Michael Fellows

### Pledge of Allegiance Presented by Commissioner Flores

1. Approval of Minutes from the Meeting of August 7, 2017.

Motion by Flores, second by Sendt to approve the Minutes for the Meeting of August 7, 2017.

### Motion carried by the following vote:

**Ayes:** Flores, Dela Paz, Garcia, Sendt, Quintero, Yamane

**Abstain:** None.

**Noes:** None.

**Absent:** Baca

2. Approval of the Agenda for the Meeting of August 21, 2017.

Motion by Yamane, second by Flores to approve the Agenda for the Meeting of August 21, 2017.

**Motion carried by the following vote:**

**Ayes:** Flores, Dela Paz, Garcia, Sendt, Quintero, Yamane

**Abstain:** None.

**Noes:** None.

**Absent:** Baca

**ORAL COMMUNICATION:** None.

**PRESENTATIONS:** None.

**CONTINUED PUBLIC HEARINGS:** None.

**PUBLIC HEARINGS:**

3. Resolution taking action on a Zone Variance to allow conversion of an office building to an apartment building located at 2530 East Plaza Blvd. (Case File No.: 2017-14 Z)

Item was not heard. The applicant requested a continuance to a future meeting in order to work with staff further on the Zone Variance request.

Motion by Dela Paz, second by Flores to continue the item to a future meeting, date uncertain.

**Motion carried by the following vote:**

**Ayes:** Flores, Dela Paz, Garcia, Sendt, Quintero, Yamane

**Abstain:** None.

**Noes:** None.

**Absent:** Baca

4. Resolution taking action on a Conditional Use Permit for the sale and trade of jewelry, gold, and other precious metals at a retail store (Kevin Jewelers) located at 3030 Plaza Bonita Road Suite 1110. (Case File No.: 2017-16 CUP)

Presented by Principal Planner Martin Reeder

The Applicant was not present.

Motion by Yamane, second by Sendt to close the Public Hearing and approve a Conditional Use Permit for the sale and trade of jewelry, gold, and other precious metals at a retail store (Kevin Jewelers) located at 3030 Plaza Bonita Road Suite 1110. (Case File No.: 2017-16 CUP)

**Motion carried by the following vote:**

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

**Abstain:** None.

**Noes:** Dela Paz

**Absent:** Baca

**OTHER BUSINESS:**

5. Resolutions for approval and denial of 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).

Presented by Principal Planner Martin Reeder

Applicant, Roger Speir, was present and spoke to the hours and operation of Tita's II.

Motion by Sendt second by Yamane to approve Resolution #2017-21A 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:** Flores, Garcia, Sendt, Quintero, Yamane

**Abstain:** Dela Paz

**Noes:** None.

**Absent:** Baca

Commissioner Dela Paz abstained due to her absence when the item was originally heard.

**STAFF REPORTS:**

**Senior Assistant City Attorney:** None.

**Brad Raulston, Deputy City Manager:** Advised of a possible Joint Workshop with the Commissioners and City Council for consideration of the final draft of the Downtown Specific Plan Update. He noted that the Commissioners would receive approximately two weeks to review the document prior to the Workshop.

Mr. Raulston informed the Commissioners that a \$2,000 budget was approved by the City Council to allow Commissioners to participate in training workshops and advised that the League of California Cities Planning Commissioner training was scheduled to occur in April 2018. He suggested that the Commissioners individually contact Chair Garcia regarding training opportunities they would like to attend.

**Principal Planners:** None.

**COMMISSIONER REPORTS:**

**Dela Paz:** Stated that she would forego attending the upcoming League of California Cities training.

**Quintero:** At Chair Garcia's request, Commissioner Quintero spoke to the recent increase in craft breweries and restaurants in the City of Chula Vista and stated that new investments in these types of businesses haven't been seen recently in National City. He suggested that the Commissioners work with the Chula Vista Planning Commission to institute some of their best practices to encourage growth in National City.

**Flores:** None.

**Yamane:** Encouraged the Commissioners to attend the Chula Vista Bayfront Development event occurring on August 30<sup>th</sup> from 2:00-5:00 p.m.

**Sendt:** None.

**Baca:** Absent.

**Garcia:** Thanked staff for providing various planning documents and reminded the Commissioners about the upcoming Volunteer Appreciation Dinner occurring on September 15, 2017.

**ADJOURNMENT** by Chair Garcia at 6:47 p.m. to the next meeting scheduled for September 18, 2017 at 6:00 pm.

  
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CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of September 18, 2017.