



## Planning Commission Minutes

Meeting of November 16, 2009  
6:00 P.M. to 6:55 P.M.  
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.

The Meeting was Called to Order by  
Chairman Alvarado at 6:00 p.m.

Commissioners DeLaPaz, Farias, Baca,  
Alvarado, Pruitt, Reynolds, Flores.

Also Present: Senior Assistant City  
Attorney Claudia Silva, Principal Planner  
Peggy Chapin, Building Official Luis  
Sainz, Senior Civil Engineering  
Technician Charles Nissley, Housing  
Manager Alfredo Ybarra.

Led by Commissioner Farias.

### Agenda Items

### Roll Call

### Pledge of Allegiance

### Approval of Minutes

1. Motion by Reynolds, 2<sup>nd</sup> by Baca, for  
Approval of the Minutes for the Meeting  
of November 2, 2009.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado,  
Pruitt, Reynolds.

Abstaining: Flores.

1. Minutes of the Regular Meeting Held on  
November 2, 2009.

Motion by Baca, 2<sup>nd</sup> by Farias, for approval of Agenda.

## Approval of Agenda

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

None.

## Oral Communications

### **PRESENTATION**

2. Housing Manager Alfredo Ybarra made a presentation to the Commissioners on the Housing Inspection Program, and responded to Commissioners questions concerning the former Healthy Homes and Lead Abatement Grant programs, creation of rental stock database, and housing inspections.

2. Presentation by Housing Manager Alfredo Ybarra on the Housing Inspection Program.

Commissioners thanked Mr. Ybarra for his presentation.

3. Janice Martinelli, 940 E. 16<sup>th</sup> Street, spoke in support and stated that the applicant has read, understands and can comply with conditions of approval.

3. Conditional Use Permit to allow an Acupuncture clinic within an existing Residential Unit located at 910 a Avenue, No. 19. Case File No. 2008-14 CUP.

Commissioners discussed conditions of approval requiring business license and change of occupancy, as well as where handicap ramp will be stored and support from the neighbors for this business.

Chairman Alvarado confirmed that no changes will be made to the historic building and that property owners within 300 feet of this site has been notified.

Motion by Pruitt, 2<sup>nd</sup> by Farias, to close the public hearing and approve 2008-14 CUP based on required findings and subject to conditions of approval.

### **CONTINUED PUBLIC HEARINGS**

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

4. Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

5. Staff distributed a handout prepared by Housing Inspector Bonifacio Salazar, outlining violations and corrections found at 832 E Avenue during his inspection today.

Marita Ferrer, COPAO President, stated that they are working towards compliance and responded to Commissioners that they have made steps towards correcting violations.

Commissioners discussed the trash and junk in the yard, if the 4<sup>th</sup> unit can be rented out, if any tenants should be in the house as there is no water heaters or heaters, time needed to correct the violations.

Luis Sainz, Building Official stated that the units in the house should not be lived in as there is no heat. The tenants should be relocated. There is no permit issued for any work, but plans have been submitted and are under review. He further stated that a contractor with a crew should be able to complete the work within 30 days.

Housing Manager Alfredo Ybarra stated that they will meet tomorrow a.m. to discuss if the tenants should be relocated, at the property owners expense.

4. Resolution No. 24-2009. A Resolution of the Planning Commission of the City of National City, California, taking action on a Conditional Use Permit to allow an Acupuncture clinic within an Existing Residential Unit located at 910 A Avenue, No. 19.

5. Conditional Use Permit to allow a Mixed Residential/Commercial Use to add an Office Use at a Site Containing an Existing Residential Use and to allow an Exception to the Parking Requirements located at 832 E Avenue. Case File No. 2009-15 CUP.

Motion by Pruitt, 2<sup>nd</sup> by Reynolds to follow staff recommendation and continue the public hearing to the meeting of December 21, 2009 to enable staff to continue monitoring progress of renovation/improvements to ensure compliance of the residential units.

Motion carried by the following vote:

Ayes: DeLaPaz, Farias, Baca, Alvarado, Pruitt, Reynolds, Flores.

6. This item is continued to the meeting of December 21, 2009.

6. Resolution No. 25-2009. A Resolution of the Planning Commission of the City of National City, California, taking action on a Conditional Use Permit to allow a Mixed Residential/Commercial Use to Add an Office Use at a Site Containing an Existing Residential Use and to allow an Exception to the Parking Requirements located at 932 E Avenue. Case File No. 2009-15 CUP.

No report.

Senior Assistant City Attorney

No report.

Principal Planner

Commissioner Flores asked if the Safe Route to Schools lights will be reinstalled at 24<sup>th</sup> Street and F Avenue, as the area has been recently repaved.

Commissioners

Senior Civil Engineering Technician Charles Nissley stated the lights will be replaced.

Commissioner Farias asked about installation of benches at bus stops throughout the City. He stated that he see people sitting on the ground waiting for the bus.

Principal Planner Peggy Chapin stated that she will coordinate with the Engineering Division and work with MTS. She asked that locations be provided.

Commissioner DeLaPaz stated that one site in need of a bus bench is at eastbound Plaza Boulevard and Euclid Avenue.

Chairman Alvarado asked for an update on the Plaza and Palm project.

Senior Assistant City Attorney Claudia Silva stated that Thrifty Oil has appealed the project and the public hearing is scheduled to be heard before the City Council on November 17, 2009.

Chairman

**ADJOURNMENT**

  
CHAIRMAN