



Planning Commission Minutes

Regular Planning Commission
Meeting of July 21, 2025
IN PERSON AND ONLINE MEETING
<https://www.nationalcityca.gov/webcast>
LIVE 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.

CALL TO ORDER

A Regular Meeting of the Planning Commission of the City of National City was called to order at 6:00 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

ROLL CALL

Commissioners Present: Quinones, Sanchez, Miller, Castle, Armenta.

Commissioners Absent: Valenzuela.

Staff Also Present: Acting Director of Community Development Martin Reeder, Legal Counsel Kristen S. Steinke, Assistant Planner Sophia Depew, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commissioner Sanchez.

PUBLIC COMMENTS

Ted Godshalk made a public comment.

Cynthia Fuller Quinones made a public comment.

APPROVAL OF AGENDA

1. Approval of Agenda for the Regular Planning Commission Meeting on July 21, 2025.

Motion by Castle, second by Armenta, to approve the agenda.

Motion carried by the following vote:

Ayes: Quinones, Sanchez, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes for the Regular Planning Commission Meeting of June 2, 2024.

Motion by Castle, second by Sanchez, to approve the minutes.

Motion carried by the following vote:

Ayes: Quinones, Sanchez, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

PUBLIC HEARING

3. Consideration of Certification of a Negative Declaration for a General Plan Amendment and Zone Change to Change the Zoning from RS-2 (Small Lot Residential) to MXC-1 (Minor Mixed-Use Corridor) for Properties Located at 3040, 3042-3046, 3102-3104, & 3106-3108 East 16th Street and 1540 South Harbison Avenue. Case File No.: 2025-02 GPA, ZC APN: 558-162-18, 558-220-06, 558-220-07, 558-220-35, 558-220-42, 558-220-11.

Chair Miller stated that he was informed that Item 3 required additional noticing before commission consideration; therefore, the item was not heard, but was postponed to future date to be properly noticed.

4. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Class 1 of the CEQA Guidelines Section 15301 (Existing Facilities) and Conditional Use Permit for the Sale of Beer and Wine for On-Site Consumption (ABC Type-41 License) and Live Entertainment at an Existing Restaurant (Sushi N' Gone) Located at East 8th Street. Case File No.: 2025-11 CUP APN: 557-102-19.

Assistant Planner Sophia Depew made a PowerPoint presentation.

Representative, Marco Polo Cortes and applicant of Sushi N' Gone were present and answered questions the Commissioners and public had.

Commissioner Armenta disclosed that she was at this establishment when it was KeBurros and went by the past weekend to speak with Mr. Paolo, talked with his family, and conducted a survey.

Vice-Chair Castle disclosed that she has eaten at Sushi N' Gone and when it was KeBurros

Commissioner Quinones disclosed she passes by establishment often.

Commissioner Sanchez disclosed he has eaten there when it was KeBurros and passes by the establishment often.

Motion by Castle, second by Armenta to close the Public Hearing.

Motion carried by the following vote:

Ayes: Quinones, Sanchez, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

Vice Chair Castle made a motion to amend Resolution with the following hours: Monday–Friday 12 p.m.–10 p.m. Saturday–Sunday 8 a.m.–11 p.m. with live entertainment as written.

Motion failed.

Motion by Castle, second by Quinones to adopt Resolution No. 2025-06, a Resolution of the Planning Commission of the City of National City determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 of the CEQA Guidelines Section 15301 (Existing Facilities) and Conditional Use Permit for Beer and Wine Sales (ABC Type-41) and Live Entertainment at an Existing Restaurant (Sushi N' Gone) Located at 1539 East 8th Street. Case File No.: 2025-11 CUP APN: 557-102-19 as amended.

Motion carried by the following vote:

Ayes: Quinones, Sanchez, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

5. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Class 1 of the CEQA Guidelines Section 15301 (Existing Facilities) and Conditional Use Permit for the Sale of Beer and Wine for On-Site Consumption (ABC Type-41 License) and Live Entertainment at an Existing Restaurant (La Malquerida by Dolche) Located at 1524 McKinley Avenue in the Coastal Zone. Case File No.: 2025-12 CUP CPD APN: 557-055-08.

Assistant Planner Sophia Depew made a PowerPoint presentation.

Ted Godshalk made a public comment in opposition of the item.

Representative, Marco Polo Cortes and applicant Elena Gallardo were present and answered questions the Commissioners and public had.

Commissioner Sanchez disclosed that he has eaten at the establishment.

Commissioner Armenta disclosed that she has eaten at the establishment and has stopped by to speak to with Elena Gallardo

Commissioner Quinones disclosed she has passed by the establishment.

Motion by Castle, second by Sanchez to close the Public Hearing.

Motion carried by the following vote:

Ayes: Quinones, Sanchez, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

7:22 p.m. Chair Miller re-opened the Public Hearing.

Ted Godshalk made a public comment in opposition of the item.

7:26 p.m. Chair Miller closed the Public Hearing.

Motion by Castle, second by Quinones to adopt Resolution No. 2025-07, a Resolution of the Planning Commission of the City of National City determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 1 of the CEQA Guidelines Section 15301 (Existing Facilities) and Conditional Use Permit for Beer and Wine Sales (ABC Type-41) and Live Entertainment at an Existing Restaurant (La Malquerida by Dolche) Located at 1524 McKinley Avenue in the Coastal Zone. Case File No.: 2025-12 CUP CDP APN: 557-055-08 as amended.

Motion carried by the following vote:

Ayes: Quinones, Sanchez, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

OTHER BUSINESS

6. Request to Initiate an Amendment to Title 18 (Zoning) of the National City Municipal Code Amending Table 18.24.040A Related to Height and Number of Stories in the MXC-1 Zone.

Assistant Planner Sophia Depew made a PowerPoint presentation.

Property owner Chris Dallo and applicant Andrew Regenberg were present and answered questions the Commissioners and public had.

Motion by Castle, second by Sanchez to approve the initiation amending Tile 18 (Zoning) of the National City Municipal Code Amending Table 18.24.040A related to height and number of stories in the MXC-1 Zone.

Motion carried by the following vote:

Ayes: Quinones, Sanchez, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

STAFF REPORTS:

Legal Counsel: Stated she is happy to be there for a temporary period and stated that she was told Ashlin had her baby and everything is going well.

Acting Director of Community Development: Announced retirement of Director Aguirre and that [Martin Reeder] has taken over as the Acting Director for now; Any questions related to Community Development can go straight to him; Commissioner Forman resigned and the Council will be appointing a new Commissioner shortly; Acknowledged the questions regarding Union Tower project, which is over at the National City Park Apartments, a new segment of that development, which will be a hundred percent affordable, and stated that there is an interest list for Wakeland Housing, which can be found online; stated that the August 4th meeting may not happen due to lack of agenda items, but does states that August 18th may be a heavy meeting – hopes the USD Clean Fuels project will be ready and asked the Commissioners to let the secretary know if they will be in attendance for that meeting.

Vice-Chair Castle: Requested Acting Director Reeder to elaborate what the requirements are for notifying the public hearing. Acting Director Reeder stated that these are State Rules. Chair Miller stated that it is found in Planning and Land Use Law. Vice-Chair Castle asked if there is a way to decipher between resident or non-resident. Legal Counsel stated that on the speaker slips voluntary information such as a box to check whether a person is a resident or non-resident as well as mailing address is on the slips but not required.

Commissioner Valenzuela: Absent.

Commissioner Sanchez: Welcomed himself back and stated that there has been a lot of change and is trying to come up to speed with everything.

Commissioner Armenta: Asked to know when a constituent requests a community meeting with the staff. Gives a shout out to the volunteers who were part of the community cleanup at Kimball Park. Thanks Damon Dong for all he has done and wishes him well.

Commissioner Quinones: None.

Chair Miller: Stated that the noticing concerns are in a document called Planning and Land Use Law that is put out by the State of California-that all municipalities and counties within the state of California have to follow in order to be uniform throughout.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, August 4, 2025, at 6:00 p.m. in the Council Chambers, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 8:10 p.m.



Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of August 18, 2025.



Martin Miller, Chair