



Planning Commission Minutes

Regular Planning Commission
Meeting of November 17, 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, Miller, Gogue, Castle-Salgado, Armenta.

Commissioners Absent: Valenzuela, Sanchez.

Staff Also Present: Director of Community Development Martin Reeder, Deputy City Attorney Ashlin Y. Lutes, Principal Planner David Welch, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIANCE

Lead by Commissioner Gogue

APPROVAL OF AGENDA

1. Approval of Agenda for the Regular Planning Commission Meeting on November 17, 2025.

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

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela, Sanchez.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes for the Regular Planning Commission Meeting of October 20, 2025.

Motion by Castle-Salgado, second by Gogue, to approve the agenda.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela, Sanchez.

Motion approved.

PUBLIC HEARING

3. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Under class 3 of the CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Zone Variance to Deviate from Minimum Requirements for Lot Area, Street Frontage, and Setbacks at a Vacant Property Located on East 5th Street between Highland Avenue and I Avenue. Case File No.: 2025-21 ZN APN: 556-311-10.

Commissioner Quinones discloses that she drove by the site.

Commissioner Armenta discloses that she made a site visit and spoke to the neighbors along the property and across the street

Vice Chair Castle-Salgado discloses that she lives within a thousand feet of the site and recused herself.

Vice Chair Castle-Salgado leaves the dais at 6:06 p.m.

Commissioner Gogue discloses that she drove by the site.

Chair Miller discloses he drove by the property and conducted a site visit.

Principal Planner, David Welch made a PowerPoint presentation.

Tammy Chavez made a public comment in opposition of the item.

Daisy Alcantar made a public comment in opposition of the item.

Marta Abbot made a public comment in opposition of the item.

Alexander Fernandez made a public comment in opposition of the item.

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

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Armenta.

Noes: None.

Abstain: Castle-Salgado.

Absent: Valenzuela, Sanchez.

Motion approved.

Motion by Gouge, second by Armenta to continue the item to a date uncertain to allow staff and the applicant to work together on a redesign.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Armenta.

Noes: None.

Abstain: Castle-Salgado.

Absent: Valenzuela, Sanchez.

Motion approved.

Chair Miller left the dais at 6:56 p.m.

Chair Miller and Vice-Chair Castle-Salgado returned to dais at 6:56 p.m.

OTHER BUSINESS

4. Election of 2026 Officers

Armenta made a motion to appoint Castle-Salgado as Chair. The motion failed due to lack of second motion.

Motion by Quinones, second by Gogue to have Martin Miller remain as Chair and Randi Marie Castle-Salgado to remain as Vice Chair.

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela, Sanchez.

STAFF REPORTS

Deputy City Attorney: None.

Director of Community Development: States that he is now the Director of Community Development and will continue to serve in the same capacity and looks forward to continuing to work with the Commissioners in the future.

Vice-Chair Castle-Salgado: Gives thanks to everyone for this year and wishes everyone happy holidays and happy thanksgiving.

Commissioner Valenzuela: Absent.

Commissioner Sanchez: Absent.

Commissioner Armenta: States that her motion to change the Chair was military mindset, to learn everyone's leadership style. Thanks everyone.

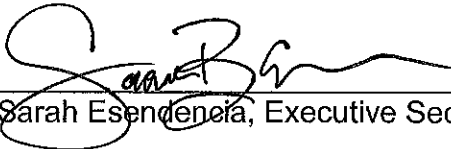
Commissioner Quinones: Congratulates Chair Miller and Vice-Chair Castle-Salgado Wishes staff happy holidays and gives her thanks for all they do.

Commissioner Gogue: States that she does know the Pledge of Allegiance. Gives thanks to everyone welcoming her on the Commission and wishes everyone a good holiday.

Chair Miller: Thanks staff and congratulates Martin Reeder as well as David Welch for his promotion to Principal Planner. Thanks Commissioners, Legal Counsel, and Staff for all they do behind the scene. Wishes everyone happy holiday and wishes everyone to have a good time over the holidays.

ADJOURNMENT

Chair Miller adjourned the Regular Meeting of the Planning Commission of the City of National City, Monday, November 17, 2025, at 7:06 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.



Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of February 2, 2026.



Martin Miller, Chair