



City of Chula Vista – City Council Boards & Commissions

Planning Commission

Agenda

REGULAR MEETING OF THE PLANNING COMMISSION

Date: Wednesday, March 22, 2023
Time: 6:00 p.m.
Location: Council Chambers, 276 Fourth Avenue, Chula Vista, CA

View the Meeting Live: www.chulavistaca.gov/boardmeetings

Welcome to your Planning Commission Meeting

PUBLIC COMMENTS: Public comments may be submitted to the Planning Commission in the following ways:

- **In-Person comments during the meeting.** Join us for the Planning Commission meeting at the time and location specified on this agenda to make your comments. Please visit www.chulavistaca.gov/boardmeetings for current mask requirements and other safety protocols.
- **Submit an eComment:** Visit www.chulavistaca.gov/boardmeetings and locate this meeting. Click on the comment bubble. Click on the item you wish to comment on, then click on "Leave comment." The commenting portal will close one hour before the meeting. All comments will be available to the public and the Planning Commission. If you have difficulty submitting eComments email your comments to PC@chulavistaca.gov.
- **Mail or email comments.** Submit comments via email to PC@chulavistaca.gov or by mail to Planning Commission, 276 Fourth Ave, Chula Vista, CA 91910. Please send comments early; written comments received within one hour of the meeting may not be distributed until the following day.

HOW TO WATCH: Live stream and recorded video of the meeting is available at www.chulavistaca.gov/boardmeetings.

ACCESSIBILITY: *Individuals with disabilities are invited to request reasonable modifications or accommodations in order to access and/or participate in a Planning Commission meeting by contacting the Development Services Department at PC@chulavistaca.gov (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting.*

SPEAKER TIME LIMITS: The time allotted for speakers may be adjusted by the Chair.

- Five minutes* for specific items listed on the agenda
- Three minutes* for items NOT on the agenda (called to speak during Public Comments)
- A group of individuals may select a spokesperson to speak on their behalf on an agenda item, waiving their option to speak individually on the same item. Generally, five minutes are allotted per person, up to a limit of 30 minutes, although the limits may be adjusted. Members of the group must be present.

*Individuals who use a translator will be allotted twice the amount of time.

1. CALL TO ORDER

2. ROLL CALL

Commissioners Burroughs, Combs, De La Rosa, Felber, Milburn, Torres, and Chair Zaker

3. PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

4. PUBLIC COMMENTS

Persons may address the Commission on any subject matter within the Commission's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Commission from discussing or taking action on any issue not included on the agenda, but, if appropriate, the Commission may schedule the topic for future discussion or refer the matter to staff. If you wish to speak on any item, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting or submit an electronic comment per the instructions on page one of this agenda.

5. PUBLIC HEARINGS

The following item(s) have been advertised as public hearing(s) as required by law. If you wish to speak on one of these items, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting or submit an electronic comment per the instructions on page one of this agenda.

5.1 Design Review for the Construction of a Four-Story, 101,278-Square Foot Hotel With 156 Guest Rooms on a 2.95-acre Site Within the Hotel ("H") Zone of the Otay Ranch Freeway Commercial Sectional Planning Area ("SPA")

Environmental Notice: The Project was adequately covered in previously adopted Final Environmental Impact Report ("FEIR") 02-04 for the Otay Ranch Freeway Commercial SPA Plan (SCH#1989010154), certified by City Council Resolution No. 2003-132 on April 1, 2003.

Recommended Action:

Conduct a public hearing and adopt a resolution approving Design Review Permit DR22-0020 for the construction of a four-story, 101,278 square foot hotel with 156 guest rooms.

6. ACTION ITEMS

The Item(s) listed in this section of the agenda will be considered individually by the Commission and are expected to elicit discussion and deliberation. If you wish to speak on any item, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting or submit an electronic comment per the instructions on page one of this agenda.

6.1 Approval of Meeting Minutes**Recommended Action:**

Approve the minutes dated: February 8, 2023 and February 22, 2023.

6.2 Written Communications**Recommended Action:**

Communications from Commissioners Burroughs and De La Rosa for excused absences from the February 22, 2023 Planning Commission meeting.

7. DIRECTOR'S REPORT**8. CHAIR'S COMMENTS****9. COMMISSIONERS' COMMENTS****10. ADJOURNMENT**

to the regular meeting on April 12, 2023 at 6:00 p.m.

Materials provided to the Planning Commission related to any open-session item on this agenda are available for public review by contacting the Development Services Department at pc@chulavistaca.gov.