



Micheal De La Rosa, Chair  
Jerome Torres, Vice-Chair  
Krista Burroughs, Commissioner  
Jim Combs, Commissioner  
Bryan Felber, Commissioner  
Rodrigo Leal, Commissioner  
Max Zaker, Commissioner

Laura C. Black AICP, Director of Development Services  
Marc Cass, Assistant Director of Development Services  
Todd Phillips, Planning Manager/Zoning Administrator



City Council-Appointed Boards & Commissions

**Date:** Wednesday, February 14, 2024  
**Time:** 6:00 p.m.  
**Location:** Council Chambers, 276 Fourth Avenue, Chula Vista, CA

### Planning Commission Regular Meeting

Watch live in English and Spanish: [chulavistaca.gov/boardmeetings](http://chulavistaca.gov/boardmeetings)  
*Free Spanish interpretation is available on-site.*

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**In-Person Public Comments:** Join us for the Planning Commission meeting at the time and location specified on this agenda to make your comments.

**Electronic Public Comments:** At [www.chulavistaca.gov/boardmeetings](http://www.chulavistaca.gov/boardmeetings), locate this meeting and click on the comment bubble icon. Select the item and click on "Leave comment." The e-commenting portal will close one hour before the meeting. You may also email your comments to [PC@chulavistaca.gov](mailto:PC@chulavistaca.gov).

**Watch Live or Recorded Meetings:** Visit [www.chulavistaca.gov/boardmeetings](http://www.chulavistaca.gov/boardmeetings). Effective 12/2023, you may click "ES" at the bottom of the video screen to switch to Spanish. Closed captioning is available in both languages.

**ACCESSIBILITY:** In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, please contact the Development Services Department at [PC@chulavistaca.gov](mailto:PC@chulavistaca.gov). Providing at least 48 hours' notice will help ensure that reasonable arrangements can be made.

**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.

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**1. CALL TO ORDER****2. ROLL CALL**

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

**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 Planned Sign Program for a Shopping Center on Approximately 4.76 Acres in the MU-2 (Mixed Use Corridor) Zone of the Palomar Gateway District Specific Plan Located at 765 Palomar Street (APNs: 622-020-65, 622-020-51, 622-020-05, and 622-020-68).**

***Environmental Notice:** The proposed project qualifies for a Class 11 categorical exemption pursuant to Section 15311 (Accessory Structures) of the California Environmental Quality Act Guidelines.*

**Recommended Action:**

*Adopt a Resolution approving the Planned Sign Program based on the findings and subject to the conditions contained therein.*

**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: December 13, 2023.*

**6.2 Written Communications**

*Communication from Commissioner Burroughs requesting an excused absence from the February 14, 2024 Planning Commission meeting.*

**Recommended Action:**

*Commission excuse the absence.*

7. **DIRECTOR'S REPORT**
8. **CHAIR'S COMMENTS**
9. **COMMISSIONERS' COMMENTS**
10. **ADJOURNMENT**  
to the regular meeting on February 28, 2024 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](mailto:pc@chulavistaca.gov).*