



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, April 24, 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.*

---

**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." **Electronic Public Comments:** At [www.chulavistaca.gov/boardmeetings](http://www.chulavistaca.gov/boardmeetings), locate this meeting and click the comment bubble icon. Select the item and click on "Leave comment." The deadline to submit e-comments or any comments emailed to [PC@chulavistaca.gov](mailto:PC@chulavistaca.gov) will be noon on the day of the meeting.

**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 City Clerk's Office 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.

- Three 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, three minutes are allotted per person, up to a limit of 15 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, 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 Amend Chula Vista Municipal Code Title 19 (Planning and Zoning) To Update and Add Chapters Related to the Production of Affordable Housing and Associated Policies for Low- and Moderate-Income Households****Recommended Action:**

Conduct a public hearing and recommend the City Council of the City of Chula Vista adopt an ordinance: amending Chula Vista Municipal Code Title 19 (Planning and Zoning) Chapter 19.90 (Affordable Housing Incentives) and Section 19.58.460 (Objective Design Standards for Qualifying Multifamily Residential and Mixed-Use Projects); and creating Chapter 19.91 (Inclusionary Housing), Chapter 19.93 (Residential For-Sale Affordable Unit Requirements), and Chapter 19.94 (Marketing, Application, Lottery, and Waitlist Requirements for Affordable Rental Housing Projects).

**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:**

Commission approve minutes dated March 27, 2024 and April 10, 2024.

**6.2 Written Communication**

Communication from Commissioner Burroughs requesting an excused absence from the April 10, 2024 Planning Commission meeting.

**Recommended Action:**

Commission approve the absence.

**7. DIRECTOR'S REPORT**

**8. CHAIR'S COMMENTS**

**9. COMMISSIONERS' COMMENTS**

**10. ADJOURNMENT**

to the regular meeting on May 8, 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).*