



Michael De La Rosa, Chair  
Jerome Torres, Vice-Chair  
Krista Burroughs, Commissioner  
Jim Combs, Commissioner  
Bryan Felber, Commissioner  
Rodrigo Leal, Commissioner  
Charles Sanfilippo, Commissioner

Robert A. Vacchi, Interim Director of Development Services  
Rebecca Bridgeford, Deputy Director of Development Services  
Todd Philips, Planning Manager/Zoning Administrator



Date: Wednesday, February 26, 2025  
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 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.

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**ACCESSIBILITY:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact [PC@chulavistaca.gov](mailto:PC@chulavistaca.gov) or (619) 691-5041. Providing at least 48 hours' notice will help ensure that reasonable arrangements can be made.

**Gov. Code § 84308 Regulations:** To promote transparency and fairness in the governmental decision-making process, there are rules to prevent public officials from being unfairly influenced by contributors to their campaigns. The type of activity these laws were enacted to limit is often referred to as "pay-to-play," and is governed in California by Government Code section 84308. Parties to any proceedings involving a "license, permit, or other entitlement for use," as that term is defined in the Political Reform Act, pending before the City Council must disclose any campaign contribution over \$500 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Gov. Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s). "G.C. § 84308 Regulations Apply: Yes" on this agenda indicates that the item is subject to these regulations.

**Time Allotted for Speaking** (subject to change by the presiding officer)

- **Consent Calendar** (any or all items): 3 minutes
  - **Agenda Items** (not on Consent): 3 minutes
  - **General Public Comment** (not on agenda): 3 minutes
- Individuals who use a translator will be allotted twice the time.*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE**
4. **CONSENT CALENDAR**

*Consent calendar items are considered together and acted upon by one motion. There is no separate discussion of these items unless a commissioner or staff removes the item from the Consent Calendar.*

  - 4.1 **Approval of Meeting Minutes**

**Recommended Action:**  
Approve the minutes dated: December 11, 2024
5. **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 Deputy City Clerk prior to the meeting or submit an electronic comment per the instructions on page one of this agenda.*
6. **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 Deputy City Clerk prior to the meeting or submit an electronic comment per the instructions on page one of this agenda.*

  - 6.1 **Amend the Chula Vista Municipal Code on Accessory Dwelling Units and Junior Accessory Dwelling Units to Align with State Law**

**Location:** Citywide

**Environmental Notice:** The Project qualifies for an Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act State Guidelines.

**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 ("CVMC") Sections 19.58.022 (Accessory Dwelling Units) and 19.58.023 (Junior Accessory Dwelling Units).
  - 6.2 **Conditional Use Permit & Design Review: New Construction and Establishment of a Women's Alcohol Rehabilitation/Recovery Facility**

**Location:** 270 C Street

**Environmental Notice:** The Project qualifies for an Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act State Guidelines.

**Recommended Action:**

Conduct a public hearing and adopt a resolution approving Conditional Use Permit (“CUP”) No. 23-0019 and Design Review Permit (“DR”) No. 23-0015, allowing new construction for and the establishment of a women’s alcohol rehabilitation/recovery facility, based on findings and subject to conditions contained therein.

**6.3 Conditional Use Permit for the Sale of Alcoholic Beverages, Including Tasting and Education, Within an Existing Retail Building in the Village Center of the Eastlake II Sectional Planning Area**

**Location:** 2230 Otay Lakes Road (APN: 595-322-21)

**Environmental Notice:** The Project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (“CEQA”) State Guidelines.

**Recommended Action:**

Approve a CEQA Categorical Exemption under CEQA Guidelines section 15301, and adopt a resolution approving Conditional Use Permit CUP24-0022 to allow the sale of alcoholic beverages, including tasting and education, for offsite consumption and onsite tastings in an existing retail building based on the findings and subject to the conditions contained therein.

7. **DIRECTOR'S REPORT**
8. **CHAIR'S COMMENTS**
9. **COMMISSIONERS' COMMENTS**
10. **ADJOURNMENT**  
to the regular meeting on March 12, 2025 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 at [www.chulavistaca.gov/boardmeetings](http://www.chulavistaca.gov/boardmeetings) or the City Clerk's Office at 276 Fourth Ave, Chula Vista.*