



Rodrigo Leal, Chair
Jerome Torres, Vice-Chair
Jim Combs, Commissioner
Bryan Felber, Commissioner
Tim P. Jones, Commissioner
Charles Sanfilippo, Commissioner
Vacant, Commissioner

Roy Sapa'u, Deputy City Manager/Director of Development Services
Rebecca Bridgeford, Deputy Director of Development Services
Anna Colamussi, Deputy Director of Development Services



Date: Wednesday, April 22, 2026
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
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, 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 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 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. **PUBLIC COMMENTS**

The public 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 in the agenda. The Commission may schedule the topic for future discussion or refer the matter to staff.

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 Deputy City Clerk prior to the meeting or submit an electronic comment per the instructions on page one of this agenda.

- 5.1 **Conditional Use Permit PLN25-0043 (CUP25-0043) to Allow for a Convenience Market and Alcohol Sales ("Project") Within an Existing Commercial Tenant Space in the Transect 4 (T4): Town Center (TC) Zone**

Location: 1982 La Media Parkway South (APN: 644-071-03)

G.C. § 84308 Regulations Apply: Yes

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

Recommended Action:

Conduct a public hearing and adopt a Resolution approving Conditional Use Permit PLN25-0043 (CUP25-0043) to allow a convenience market and the sale of alcoholic beverages within an existing commercial space at 1982 La Media Parkway South based on the findings and CEQA exemption, and subject to the conditions contained therein.

6. **ACTION ITEMS**

Action items are considered individually by the Commission and are expected to elicit discussion and deliberation.

- 6.1 **Approval of Meeting Minutes**

Recommended Action:

Approve minutes dated: March 25, 2026

7. **STAFF REPORT**

8. **CHAIR'S COMMENTS**

9. **COMMISSIONERS' COMMENTS**

10. **ADJOURNMENT**

to the regular meeting on May 13, 2026, 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 or the City Clerk's Office at 276 Fourth Ave, Chula Vista.