



City of Chula Vista Boards & Commissions

Planning Commission

MINUTES OF THE SPECIAL JOINT MEETING OF THE PLANNING COMMISSION AND THE HOUSING ADVISORY COMMISSION

**February 24, 2021
6:00 p.m.**

**VIA TELECONFERENCE
276 Fourth Avenue
Chula Vista**

Pursuant to the Governor of the State of California's Executive Order N-29-20, and in the interest of public health and safety during the COVID-19 pandemic, members of the Planning Commission, the Housing Advisory Commission and staff participated in this meeting via teleconference. All votes were taken by roll call.

CALL TO ORDER

A Special Meeting of the Planning Commission and the Housing Advisory Commission of the City of Chula Vista was called to order at 6:00 p.m. via teleconference.

ROLL CALL PLANNING COMMISSION:

Commissioners Burroughs, De La Rosa, Milburn, Torres, Zaker, and Chair Gutierrez

Absent: Nava

ROLL CALL HOUSING ADVISORY COMMISSION:

Commissioners Bustamante, Cabral, Lisama, Paddock, Chair Quero

Absent: Commissioners Hoyos and Merino

ALSO PRESENT:

Development Services Director Allen, Development Services Assistant Director Black, Housing Manager Hines, Associate Planner Phelps, Principal Planner Power, Administrative Technician Rodriguez, Sr. Administrative Secretary Salvacion, Deputy City Attorney Shirey, Associate Planner Young

PUBLIC HEARINGS

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and no earlier than the time specified in the notice.

- 1. MPA21-0001- Consideration of the Draft Housing Element Update of the General Plan for the 2021-2029 Planning Period**

Resolution of the Planning Commission recommending City Council adoption of Negative Declaration (IS20-0004) and the Housing Element Update of the General Plan for the 2021-2029 Planning Period.

Presented by Leilani Hines, Housing Manager and Scott Donaghe, Principal Planner

Staff Recommendation:

That the Planning Commission recommend City Council adoption of the Negative Declaration IS20-0004 and Housing Element Update for the 2021-2029 Planning Period.

That the Planning Commission conduct a public hearing and approve the proposed resolution as follows:

Approve Resolution MPA21-0001, recommending City Council Adoption of Negative Declaration (IS20-0004) and the Housing Element Update of the General Plan for the 2021-2029 Planning Period.

Environmental Notice: Negative Declaration (IS20-0004) has been prepared.

Principal Planner Scott Donaghe and Housing Manager Leilani Hines gave a slide presentation on the Draft Housing Element Update of the General Plan.

Chair Gutierrez opened the public hearing and called for a four-minute pause to allow members of the public to submit electronic comments on the item. Administrative Technician Rodriguez announced that no electronic comments had been received and no comments had been received via email.

There being no members of the public who wished to submit a comment, Chair Gutierrez closed the public hearing.

Vice-Chair Zaker made a motion to approve Resolution MPA21-0001, recommending City Council Adoption of Negative Declaration (IS20-0004) and the Housing Element Update of the General Plan for the 2021-2029 Planning Period, Commissioner Milburn seconded the motion and it carried by the following roll call vote:

6 – Burroughs, De La Rosa, Gutierrez, Milburn, Torres, Zaker
1 – Absent - Nava

The Housing Advisory Commission joint meeting was adjourned at 7:21 p.m.

PUBLIC HEARING

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and no earlier than the time specified in the notice.

2. **DR20-0010** Design Review consideration of a 405-unit multi-family apartment complex with one and two-car garages, carports, open parking, clubhouse/fitness center, and recreational areas with associated open space on a 14.1-acre site located in the Otay Ranch Village Two, Neighborhood R-25 (A), Planned Community District (RM2) Residential Multi-Family 2 zone.

Applicant: Baldwin & Sons

Resolution of the City of Chula Vista Planning Commission approving a Design Review Permit, DR20-0010 to construct a 405-unit multi-family apartment complex with one and two-car garages, carports, open parking, clubhouse/fitness center, and recreational areas with associated open space on a 14.1-acre site located in the Otay Ranch Village Two, Neighborhood R-25 (A).

Project Manager: Caroline Young, Associate Planner

Staff Recommendation:

That the Planning commission approve Resolution DR20-0010 approving the proposed project, based on the findings and subject to the conditions contained therein.

That the Planning commission conduct a public hearing and approve the proposed resolutions as follows:

Approve resolution approving DR20-0010 allowing for the construction of a 405-unit multi-family apartment complex in the Otay Ranch Village Two, Neighborhood R-25 (A).

Environmental Notice: The Project was adequately covered in previously certified Final Second Tier EIR (EIR-02-02) and Final Supplemental Environmental Impact Report, SEIR 12-01, for the Otay Ranch Villages Two, Three and a Portion of Four Sectional Planning Area (SPA) Plan. Therefore, no further environmental review or documentation is required.

Chair Gutierrez called for a four-minute pause to allow members of the public to submit electronic comments on the item. Secretary Salvacion announced that one electronic comment had been received and 6 comments had been received via email from the following:

Jennie Becker, Chula Vista, submitted comments in opposition of the construction of a 405-unit multi-family apartment complex.

Emilio Gimenez, Chula Vista, submitted comments in opposition of the construction of a 405-unit multi-family apartment complex.

Hee Han, Chula Vista, submitted comments in opposition of the construction of a 405-unit multi-family apartment complex.

Sang Han, Chula Vista, submitted comments in opposition of the construction of a 405-unit multi-family apartment complex.

Steve, Chula Vista, submitted comments in opposition of the construction of a 405-unit multi-family apartment complex.

Annette Oatt, Chula Vista, submitted comments in opposition of the construction of a 405-unit multi-family apartment complex.

Concerned resident, Neutral - asking how is the applicant meeting the city's inclusionary housing requirements

There being no further comments from members of the public who wished to submit a comment, Chair Gutierrez closed the public hearing.

Commissioner Torres made a motion to approve resolution approving DR20-0010, Commissioner De La Rosa seconded the motion and it carried by the following vote:

*6 – Burroughs, De La Rosa, Gutierrez, Milburn, Torres, Zaker
1 – Absent - Nava*

OTHER BUSINESS

3. DIRECTOR'S REPORT

Director Allen mentioned that the city will be upgrading to new software for Board and Commissions, training will be forthcoming for commissioners.

4. COMMISSIONERS COMMENTS

The Commission expressed their concern regarding the Balanced Communities Policy and asked that an update be provided to the Commission at a future meeting.

The Commission requested an update on projects that are at a standstill. Director Allen suggested adding a standing item under Directors Report related to progress on key sites.

ADJOURNMENT 7:58 p.m. to the regular meeting on March 10, 2021 via teleconference in Chula Vista, California.

Patricia Salvacion

Patricia Salvacion

Approved 4.28.21

