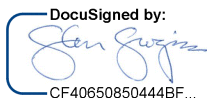


MINUTES RESOLUTION NO. MPA20-0012

MINUTES RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CHULA VISTA RECOMMENDING THE
CITY COUNCIL DENY PROPOSED AMENDMENTS TO THE
CITY'S GENERAL PLAN, THE SUNBOW II GENERAL
DEVELOPMENT PLAN, AND THE SUNBOW II SECTIONAL
PLANNING AREA PLAN TO REZONE A VACANT 135.7
ACRE PARCEL FROM INDUSTRIAL TO RESIDENTIAL USE
RESULTING IN 718 NEW RESIDENTIAL UNITS

After a duly noticed Public Hearing, and after consideration of all evidence in the record, the Planning Commission voted 6-0 to recommend City Council denial of the proposed amendments to the City's General Plan, the Sunbow II General Development Plan, and the Sunbow II Sectional Planning Area Plan to rezone a vacant 135.7 acre parcel from industrial to residential use, resulting in 718 new residential units within the Sunbow II Phase 3 planned community (the "Project"). The recommendation was based on the following findings and concerns: (1) maintaining the industrial land uses on the site as identified in the General Plan is important to achieving a jobs/housing balance and economic vitality within the City; (2) the financial and other benefits negotiated in the proposed Development Agreement do not outweigh the lost value of the industrial land designation; and (3) the Project, as presented, is not in the best overall interests of the City in light of the close proximity of residential land uses to the landfill and the lack of commercial/industrial development opportunities.

Approved as to form by

DocuSigned by:

CF40650850444BF...

Glen R. Googins
City Attorney

Patricia Salvacion

Item 5.1 - Public Comment #1

From: webmaster@chulavistaca.gov
Sent: Monday, July 26, 2021 11:59 AM
To: Patricia Salvacion
Subject: City of Chula Vista: Planning Commission - Contact Us

**Warning:
External
Email**

A new entry to a form/survey has been submitted.

Form Name: Planning Commission - Contact Us
Date & Time: 07/26/2021 11:59 AM
Response #: 89
Submitter ID: 96928
IP address: 2600:1700:76e0:9200:d822:f88b:96aa:fd7
Time to complete: 8 min. , 4 sec.

Survey Details

Page 1

Please feel free to contact us with any comments or questions by filling out the form below.

First Name Theresa
Last Name Acerro
Email Address
Comments

7/28/21 This project is totally inappropriate next to the landfill. This was zoned industrial because Michael Meachum had the grand plan that when retired this whole buffer zone and the landfill would become a jobs producing and environmentally positive center for recycling and recreating new usable materials within a profitable industrial zone. Placing people's homes so very close to where the methane is being burned from the landfill is a criminal act. The smell is already preventing the people across the street from using their windows to cool their homes. These people would have even more obnoxious odors, rats and seagulls to deal with than their neighbors across the street deal with now as well as the methane gas.

Thank you,
City of Chula Vista

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Item 5.1 - Public Comment #2

Patricia Salvacion

From: THERESA ACERRO <theresa@swcvca.org>
Sent: Monday, July 26, 2021 12:20 PM
To: Planning Commission
Subject: Wednesday's meeting which is same time as Redistricting meeting

Warning:
External
Email

This Sunbow II project is a gift to the developer and a disaster for the city and potential future residents. This is right next to the landfill and next to where they burn the methane off from the landfill. The people across the street now complain about the smell. These people will have an even worse experience, if you approve this. Methane is poisonous and causes diseases. Landfills produce methane, and it needs to be burned off. Some of it is used but much of it is burned off right next to this proposed project.

The people living within 100 feet of the landfill on the east side can't open their windows no matter how hot it gets.

This land was zoned industrial for a purpose. Michael Meacham's dream of a profitable job producing industrial zone after landfill closure will never happen for Chula Vista with these unfortunate zone changes. The developer will get rich while the city suffers--very common in this city.

Wishing the landfill to close early is really not smart. Without this landfill all of us would be paying higher fees for trash disposal and probably not able to recycle yard waste, since we would have to pay for transporting the waste to some other place which does not exist in this County now. The height of the landfill obviously needs to be increased as was done years ago. This project should not be approved.

Theresa Acerro
president of SWCVCA which has voted to oppose this project from time it first came up.

Item. 5.1 - Public Comment #3

Patricia Salvacion

From: webmaster@chulavistaca.gov
Sent: Wednesday, July 28, 2021 10:23 AM
To: Patricia Salvacion
Subject: City of Chula Vista: Planning Commission - Contact Us

Warning:
External
Email

A new entry to a form/survey has been submitted.

Form Name: Planning Commission - Contact Us
Date & Time: 07/28/2021 10:22 AM
Response #: 90
Submitter ID: 97008
IP address: 2001:5b0:4fd7:5288:8907:1bd8:81f6:dd4
Time to complete: 9 min. , 36 sec.

Survey Details

Page 1

Please feel free to contact us with any comments or questions by filling out the form below.

First Name Michael
Last Name McCabe
Email Address
Comments

I just contacted your office regarding my obtaining the Planning Commission agenda and agenda packet for today, August 28. You were going to download the items and send it to me via email. Please mail the two items to me at
Thank you very much for your assistance!

Mike McCabe

Thank you,
City of Chula Vista

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Patricia Salvacion

Item 5.1 - Public Comment

Subject:

FW: City of Chula Vista: Planning Commission - Contact Us

#4

Begin forwarded message:

From: Neal Silvia
Subject: Re: City of Chula Vista: Planning Commission - Contact Us
Date: July 28, 2021 at 3:58:32 PM PDT
To: <webmaster@chulavistaca.gov>

Warning:
External
Email

Hello. I was having trouble submitting a follow-up comment on the Planning Commission webpage. I noticed Sunbow II documents were uploaded to the Agenda Packet folder this afternoon. There are 8,450 pages that have been uploaded. I am requesting additional time to review the voluminous documents.

Sincerely,
Neal Silvia

On Wed, Jul 28, 2021 at 10:34 AM <webmaster@chulavistaca.gov> wrote:

A new entry to a form/survey has been submitted.

Form Name: Planning Commission - Contact Us
Date & Time: 07/28/2021 10:32 AM
Response #: 91
Submitter ID: 97011
IP address: 2607:fb90:66d7:a622:dda9:247f:2493:1b66
Time to complete: 6 min. , 54 sec.

Survey Details

Page 1

Please feel free to contact us with any comments or questions by filling out the form below.

First Name Neal
Last Name Silvia
Email Address -
Comments

Hello. Tonights agenda has an item on Sunbow II. There are no documents posted on this item in the agenda packet folder am requesting this item be rescheduled to allow the public enough time to review and understand the project and what is being presented before the commission. Thank you.

Thank you,
City of Chula Vista

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Item 5.1- Public Comment # 5

Patricia Salvacion

From: Barbara Bacho-Taylor <bbacho@juno.com>
Sent: Wednesday, July 28, 2021 1:40 PM
To: Planning Commission
Subject: Sunbow zone changes

Warning:
External
Email

I'm all for building homes BUT if only homes are built and no career jobs are created in the area then all the residents of those homes have to commute at least an hour each way. What does that solve.? Who wants to commute 2 to 3 hours a day? That area was zoned for **limited Industrial**. By changing that zoning to homes then there goes any chance of new jobs coming into that area. Chula Vista needs to work on attracting businesses that will provide jobs for college educated residents. The local high schools are encouraging students to attend college to get a degree. But, once they have a degree their options are a long commute or moving out of Chula Vista to be closer to employment locations. So, please don't get rid of areas zoned for industrial!

Sincerely,

Barbara Bacho-Taylor

Item 5.1- Public Comment #6

Patricia Salvacion

From: carlo tarantino [mailto:carlo@tarantino.com]
Sent: Wednesday, July 28, 2021 2:30 PM
To: Planning Commission
Subject: PROPOSED AMENDMENTS TO THE CHULA VISTA GENERAL PLAN, THE SUNBOW II GENERAL DEVELOPMENT PLAN, AND THE SUNBOW II SECTIONAL PLANNING AREA PLAN

Warning:
External
Email

Hello,

Please report that in my neighborhood the majority is against this " PROPOSED AMENDMENTS TO THE CHULA VISTA GENERAL PLAN, THE SUNBOW II GENERAL DEVELOPMENT PLAN, AND THE SUNBOW II SECTIONAL PLANNING AREA PLAN"

There are multiple reasons we don't believe this is a good proposal, and some of us will illustrate drawbacks during the meeting this evening.

Regards

Carlos Tarantino