

**ANNUAL ACTIVITY REPORT
CITY OF CHULA VISTA BOARDS & COMMISSIONS
PLANNING COMMISSION
FISCAL YEAR 2021-2022**

Highlights of Activities during the past fiscal year:

During Fiscal Year 2021-22 the Planning Commission considered and/or approved several new developments proposed in the City of Chula Vista:

JULY

- Denied amendments to the Chula Vista General Plan, the Sunbow II General Development Plan, and the Sunbow II Sectional Planning Area Plan to modify the land use designation of an existing vacant parcel from industrial use to residential use resulting in 718 new residential units within a 135.7-acre site.

Location: Sunbow, southeast corner of Brandywine Avenue and Olympic Parkway

STATUS UPDATE: The project was approved at City Council on January 18, 2022. Mass grading activities are currently occurring for the development.

OCTOBER

- Approved a Design Review Permit and Conditional Use Permit for a gas station, convenience store, and carwash in the Village 8 West town center

Location: Otay Ranch Village 8 West Town Center on the northern side of the La Media Parkway and Main Street couplet.

STATUS UPDATE: Project is in review with the City for building permits. Construction activities are anticipated to begin in September with a construction operational timeline of 8-12 months from when construction begins.

- Approved a Design Review Permit for GenProp Backhouse, LLC, a four-story multifamily residential building on a 0.28-acre site

Location: Southwest corner of Church Avenue and Davidson Street.

STATUS UPDATE: Project is currently under construction with an anticipated completion date in 2023.

NOVEMBER

- Approved Conditional Use Permit and Design Review for a one-story, 120 bed acute psychiatric hospital, known as the Eastlake Behavioral Health Hospital

Location: 830 and 831 Showroom Place

STATUS UPDATE: Project was appealed to City Council. The appeal was heard on January 25, 2022. Council upheld the appeal, and the project was denied.

FEBRUARY

- Approved Design Review Permit DR21-0007, Development of three industrial buildings in the Otay Ranch Village 3 Business Park

Location: North and northwest of Heritage Road at the intersection of Heritage Road and Santa Maya

STATUS UPDATE: Project approval was appealed to City Council. The appeal was heard on March 22, 2022. The appeal was denied and the project upheld. Project is currently under construction with an estimated completion date of early 2023.

APRIL

- Approved amendments to Chula Vista Municipal Code Chapters 18.18 (Tentative Parcel Maps) and 19.58 (Uses); and Sections 5.68.050 (Short-Term Rentals), 19.22.020 (R-E – Residential Estate Zone) and 19.24.020 (R-1 – Single-Family Residential Zone)

Location: No specific geographic location

STATUS UPDATE: The item was approved at City Council on May 3, 2022 and is now effective in the Chula Vista Municipal Code.

JUNE

(Presentations)

- Grant Award: Overview of Funding Received from the San Diego Association of Governments (SANDAG) Housing Acceleration Program to Implement the City of Chula Vista Accessory Dwelling Unit Assistance Program.

STATUS UPDATE: Public solicitation process has been completed for the siting software and the pre-approved plans. A vendor has been selected for the siting software, and the contractor two-party agreement is currently being reviewed by the Attorney's Office.

The review committee is in the process of reviewing the bids submitted for the pre-approved plans. Four vendors submitted bids and review is expected to be completed by September 30, 2022, with vendor selection before October 15, 2022.

Housing staff has also begun compiling a list of frequently asked questions for the ADU webpage.

- Downtown Parking Management Plan