



REGULAR MEETING OF THE PLANNING COMMISSION

Meeting Minutes

February 22, 2023, 6:00 p.m.
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

Present: Jim Combs, Commissioner Milburn, Bryan Felber,
Commissioner Torres, Chair Zaker

Absent: Commissioner Burroughs, Vice Chair De La Rosa

Also Present: Director Black, Secretary Salvacion, Secretary Zepeda

Others Present: Planning Manager Philips, Principal Planner Corley, Attorney
Sullivan, Associate Planner Orturno, Senior Project Coordinator
Kluth, Senior Planner Mallec

1. CALL TO ORDER

A regular meeting of the Planning Commission of the City of Chula Vista was called to order at 6:03 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

2. ROLL CALL

Secretary Salvacion called the roll.

3. PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

Commissioner Torres led the Pledge of Allegiance.

4. PUBLIC COMMENTS

None.

5. 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 specified in the notice.

5.1 Design Review for a 68,700-Square Foot Office/Warehouse Building on a 4.35-acre Site in the PA-3 Zone of the Otay River Business Park Specific Plan

Moved by Milburn

Seconded by Jim Combs

Conduct a public hearing and adopt a resolution approving Design Review Permit DR21-0010 for the construction of a 68,700-square foot office/warehouse building on a 4.35-acre site within the PA-3 zone of the Otay River Business Park (“ORBP”) Specific Plan.

Result:Carried

5.2 Design Review to Construct 272 Market-Rate Rental Townhomes on 18.3 Acres Within the Otay Ranch Village Eight West Sectional Planning Area Known As Stirling at Cota Vera

Moved by Torres

Seconded by Milburn

Conduct a public hearing and adopt a Resolution for the development of 272 market-rate rental townhomes, based on the findings and subject to the conditions contained therein.

Result:Carried

5.3 Consideration of Amendments to Chula Vista Municipal Code Sections 19.58.022 (Accessory Dwelling Units) and 19.58.023 (Junior Accessory Dwelling Units).

Moved by Jim Combs

Seconded by Bryan Felber

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).

Result:Carried

6. ACTION ITEMS

6.1 Approval of Meeting Minutes

Moved by Bryan Felber

Seconded by Milburn

Approve the minutes dated December 14, 2022 and January 25, 2023.

Result:Carried

6.2 Written Communications

Moved by Milburn

Seconded by Jim Combs

Communication from Chair Zaker requesting an excused absence from the February 8, 2023 Planning Commission meeting.

Result:Carried

7. DIRECTOR'S REPORT

Director Black informed the commission that Tiffany Allen was appointed as Assistant City Manager.

8. CHAIR'S COMMENTS

None.

9. COMMISSIONERS' COMMENTS

The Commission asked when the Community Purpose Facility ordinance and State Senate Bill 234 would be coming back to the commission and asked how to report blighted facilities.

10. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Minutes prepared by: Patricia Salvacion, Planning Commission Secretary

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