

# FY 2022-23 Annual Activities Report



## Planning Commission

### Highlights of Activities During Fiscal Year 2022-23

*During Fiscal Year 2022-23 the Planning Commission considered and/or approved several new developments proposed in the City of Chula Vista:*

#### JULY

- July 13 and July 27, 2022 meetings were cancelled

#### AUGUST

- August 10, 2022 and August 24, 2022 meetings were cancelled

#### SEPTEMBER

September 14, 2022:

- **CUP21-0021** - Approved a Conditional Use Permit to Install a New Wireless Telecommunication Facility at an Existing Commercial Center in the Eastlake II Specific Plan located at 851 Showroom Place. Status: The building permit has been issued.
- **DR21-0009** - Approved Design Review for a 108,205 square-foot concrete tilt-up industrial building on a 7.51-acre site in the PA-3 Zone of the Otay River Business Park (ORBP) Specific Plan. Status: Easement vacation approved by City Council on June 6, 2023; grading permit issued; building permit is in review.
- **DR21-0037** - Approved a Design Review Permit for Escaya II Apartments, 218 multi-family units – Otay Ranch Village Three. Status: Grading permit issued; building permit is under review.

- **DR22-0001** - Approved Design Review Permit and Conditional Use Permit for Life Time Fitness, an 85,000 square foot athletic resort, associated amenities, and parking on a 7.5-acre site. Status: Building permit for structure in process for issuance; building permit for lap pool and waterslides in review.

September 28, 2022:

- Approved Consideration of an application to rename Showroom Place to District Place within the District at Eastlake. Status: The road signs have been installed with "District Place", CV Mapper has been updated and Google Maps accurately reflects this road as District Place.

## OCTOBER

October 12, 2022:

- Consideration of an application to approve a Tentative Map time extension located within Otay Ranch Village 4 – The extension was granted by the Planning Commission.

October 26, 2022:

- **PCP22-0001** - Approved consideration of a Planned Sign Program for new wall signs for an automotive dealership in the Auto Park North Specific Plan Area. Status: Signs have been installed at Mossy Chrysler Dodge Jeep Ram on Main Street in the Auto Park North Specific Plan Area.

## NOVEMBER

November 9 and November 23, 2022 meetings were cancelled

## DECEMBER

December 14, 2022:

- **DR21-0029** - Approved Design Review and Conditional Use Permit for a medical office building expansion and associated detached parking structure at 1400 East Palomar Street within Village One of the Otay Ranch Sectional Planning Area. Status: Building permit has been issued and construction has begun on the new parking structure behind the existing SHARP medical office building.
- **DR21-0036** - Approved Design Review for a building in the PA-3 zone of the Otay River Business Park Specific Plan. Status: Grading and building permits issued and grading has begun on the site.

- **DR22-0006** - Approved Design Review Permit to construct 267 residential units within the Otay Ranch Village Eight West at La Media Parkway and Main Street. Status: Grading and building permits are under review.
- Approved a comprehensive package of amendments to the Chula Vista Municipal Code. Status: Municipal Code Updates approved by City Council on February 21, 2023; regulations are now in effect.
- Approved a Second Amendment to the Otay Ranch Eastern Urban Center Development Agreement between the City of Chula Vista and McMillan Otay Ranch, LLC

December 28, 2022 – Meeting cancelled

## JANUARY

- January 11, 2023 – Meeting cancelled

January 25, 2023:

- **PCS-14-01** - Approved Tentative Map and Coastal Development Permit to allow for the subdivision of 35-acres into eleven (11) lots for 1,500 multi-family residential units, approximately 416,800 square feet of office use and a 250-room hotel. Status: Grading permit issued for public roadway improvements.
- **DR22-0003** - Approved Design Review and Tentative Map for the construction of 244 market rate, for sale residential townhomes, a commercial parcel, and a 0.5 acre parcel for a future public park in the Urban Core Specific Plan. Status: Demolition permit issued for the existing vacant Sears building; Grading permit in review; building permits in review; project site has been fenced off in preparation for demolition. Note: The property has been purchased by CalWest and they will be constructing the project.

## FEBRUARY

February 8, 2023:

- **DR22-0007** - Approved Design Review for a 41,930-square foot office/warehouse building on a 2.5-acre site in the PA-2 zone of the Otay River Business Park Specific Plan. Status: Building permit in review.
- Approved first amendment to the Otay Ranch Village Two Development Agreement between the City of Chula Vista and Baldwin and Sons, LLC

February 22, 2023:

- **DR21-0010** - Approved 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. Status: Grading permit applied for; building permit under review.
- **DR22-0008** – Approved 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. Status: Grading permit and building permits under review.
- Approved consideration of amendments to Chula Vista Municipal Code for Accessory Dwelling Units and Junior Accessory Dwelling Units. Status: Municipal Code Updates approved by City Council on March 28, 2023; regulations are now in effect.

## MARCH

- March 8 meeting cancelled

March 22, 2023:

- **DR22-0020** - Design Review for the construction of a four-story, 101,278-square foot hotel with 156 guest rooms on a 2.95-acre site within the Hotel (“H”) zone of the Otay Ranch Freeway Commercial Sectional Planning Area (“SPA”). Status: Building permit in review.

## APRIL

- April 12 meeting cancelled

April 26, 2023:

- **DR23-0002** - Approved Design Review for Artisan Apartments, 220 multi-family units on an 8.3 acre site. Status: Grading permit issued; building permit in review. Note: this was the same project approved at the September 14, 2022 meeting (DR21-0037), as the number of units were miscounted by the developer team.

## MAY

- May 10 meeting cancelled
- May 24 meeting cancelled

## **JUNE**

- June 14 meeting cancelled

Board/Commission Comments or Recommendations to Council