



REGULAR MEETING OF THE PLANNING COMMISSION

Meeting Minutes

December 13, 2023, 6:00 p.m.
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

Present: Commissioners Burroughs, Combs, Felber, Leal, Torres, Zaker and Chair De La Rosa (arrived at 6:37pm)
Others Present: Development Services Director Laura C. Black, Assistant Director Marc Cass, Planning Manager Todd Philips, Outside Counsel Kevin Sullivan, Outside Counsel Morgan Foley

1. CALL TO ORDER

A regular meeting of the Planning Commission of the City of Chula Vista was called to order at 6:04 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

2. ROLL CALL

Secretary Zepeda called the roll.

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

Commissioner Leal led the Pledge of Allegiance.

4. PUBLIC COMMENTS

None received.

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 Tentative Map To Subdivide an Existing, Vacant 8.21-acre Parcel Into Seven Individual Lots, and Design Review To Construct Six Commercial Buildings and One Industrial Building Within the Auto Park East Specific Plan Located at 750 Main Street.

One public comment submitted in favor of item:

-M. Lanier

Moved by Combs

Seconded by Leal

A resolution adopting Tentative Parcel Map No. TM22-0003 based upon the findings and subject to the conditions contained therein.

Yes: Burroughs, Combs, Felber, Leal, Torres, and Zaker

Result: Carried 6-0-0

Moved by Zaker

Seconded by Burroughs

A resolution adopting Design Review Permit No. DR22-0009 based upon the findings and subject to the conditions contained therein.

Yes: Burroughs, Combs, Felber, Leal, Torres, and Zaker

Result: Carried 6-0-0

(Chair De La Rosa joined).

5.2 Design Review for 175 Market-Rate, For-Sale Residential Dwelling Units on Parcels R-6 and R-20 in the Otay Ranch Village Three Sectional Planning Area.

One public comment submitted in favor of item:

-A. Plishner

Moved by Felber

Seconded by Burroughs

Adopt a resolution approving Design Review Permit No. DR22-0011 based upon the required findings and subject to conditions contained therein.

Yes: Burroughs, Combs, Felber, Leal, Torres, Zaker and Chair De La Rosa

Result: Carried 7-0-0

5.3 Design Review for a Mixed-Use Development on Parcels C-1, MU-2, and MU-3 in the Mixed-Use Zone of the Otay Ranch Village 2 Sectional Planning Area Located at Otay Ranch Village 2 Parcels C-1, MU-2, and MU-3 (APNs: 644-310-05, 06, 09)

**Moved by Combs
Seconded by Leal**

Adopt a resolution approving Design Review Permit No. DR22-0012 based upon the required findings and subject to the conditions contained therein.

Yes: Burroughs, Combs, Felber, Leal, Torres and Chair De La Rosa

No: Zaker

Result: Carried 6-1-0

5.4 Design Review Permit To Construct a Four-Story, 70,100 Square-Foot Hotel With 130 Rooms, on the Northwest Corner of Bob Pletcher Way and Millenia Avenue Within the Millenia Sectional Planning Area

Two public comments submitted in favor of item:

-L. Palel

-T. Galarneau

**Moved by Felber
Seconded by Chair De La Rosa**

Adopt a resolution approving Design Review Permit No. DR23-0006 based on findings and subject to conditions contained therein.

Yes: Burroughs, Combs, Felber, Leal, Torres, Zaker and Chair De La Rosa

Result: Carried 7-0-0

5.5 Policy, General Plan and Chula Vista Municipal Code Updates: Growth Management Policies, Public Facilities Financing Plans, and Development Services Department Appeal Procedures.

Moved by Zaker

Seconded by Felber

Recommend to the City Council adoption of a resolution amending the City's Master Fee Schedule - General Planning Fees, and an ordinance amending the following:

Chula Vista General Plan: Land Use Element, Housing Element, Environmental Element, and Growth Management Element (removal); Chula Vista General Plan Implementation Plan; Chula Vista Public Facilities Financing Plan Guidelines; Chula Vista Municipal Code: Title 1 (General Provisions), Title 9 (Public Peace, Morals, and Welfare), Title 10 (Vehicles and Traffic), Title 12 (Streets and Sidewalks), Title 15 (Buildings and Construction), Title 17 (Environmental Quality), Title 18 (Subdivisions), Title 19 (Planning and Zoning) and Title 21 (Historic Preservation).

Yes: Burroughs, Combs, Felber, Leal, Torres, Zaker and Chair De La Rosa

Result: Carried 7-0-0

6. ACTION ITEMS

6.1 A request for feedback on implementing Senate Bill 10 (SB10) Within the City of Chula Vista.

Moved by Vice Chair Torres

Seconded by Felber

Authorize Chair De La Rosa to submit a letter to the City Council conveying Planning Commission's opposition for the City to opt into Senate Bill 10.

Yes: Burroughs, Combs, Felber, Leal, Torres, Zaker and Chair De La Rosa

Result: Carried 7-0-0

6.2 Approval of Meeting Minutes

Moved by Felber
Seconded by Zaker

Approve the minutes dated: December 13, 2023.

Yes: Burroughs, Combs, Felber, Leal, Torres and Chair De La Rosa

Abstain: Zaker

Result: Carried 6-0-1

7. **DIRECTOR'S REPORT**
8. **CHAIR'S COMMENTS**
9. **COMMISSIONERS' COMMENTS**
10. **ADJOURNMENT**

The meeting was adjourned at 9:30 p.m.

Minutes prepared by: Mariluz Zepeda, Planning Commission Secretary

Mariluz Zepeda, Secretary