

**City of Chula Vista**  
**Regular Planning Commission Meeting**  
**MINUTES**

May 8, 2024, 6:00 p.m.  
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

Commissioners Present: Commissioner Combs, Commissioner Felber, Commissioner Leal, Vice Chair Torres, Commissioner Zaker, Chair De La Rosa

Absent: Commissioner Burroughs

Also Present: Development Services Director Black, Legal Counsel Punam Prahalad representing Lounsbery, Ferguson, Altona & Peak LLP, Commission Secretary Zepeda

*Minutes are prepared and ordered to correspond to the agenda.*

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**1. CALL TO ORDER**

*The meeting was called to order at 6:03 p.m.*

**2. ROLL CALL**

*Commission Secretary Zepeda called the roll.*

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

*Led by Commissioner Zaker.*

**4. PUBLIC COMMENTS**

*There were none.*

**5. PRESENTATIONS**

**5.1 Presentation by Deputy City Manager Courtney Chase: Keeping Chula Vista Safe, Clean and Well-Maintained, A Status Update on Measure P**

*Deputy City Manager Chase presented Measure P updates.*

**6. PUBLIC HEARINGS**

**6.1 Comprehensive Code Update – Consideration of Amendments to the Chula Vista Municipal Code**

**Moved by** Commissioner Leal

**Seconded by** Commissioner Zaker

To recommend that the City Council of the City of Chula Vista adopt an ordinance amending Chula Vista Municipal Code (“CVMC”) Title 8 (Health and Sanitation), Title 12 (Streets and Sidewalks), Title 13 (Sewers), Title 15 (Buildings and Construction), Title 18 (Subdivisions), and Title 19 (Planning and Zoning). To include amendments to Attachment 17, regarding the threshold for commercial/industrial and institutional projects to be 50,000 sq. ft. or less and residential projects of 80 units or less; Attachment 6, related to ADU’s, to remove paragraph 12 as well as the language in paragraph 3 regarding the 50% total floor area; and Attachment 5, relating to the two-unit residential development and urban lot split, to remove paragraph 11. The motion was carried by the following vote:

Yes (6): Commissioner Combs, Commissioner Felber, Commissioner Leal, Vice Chair Torres, Commissioner Zaker, and Chair De La Rosa

**Result, Carried (6 to 0)**

**7. ACTION ITEMS**

**7.1 Approval of Meeting Minutes**

**Moved by** Commissioner Combs

**Seconded by** Commissioner Leal

To approve the minutes dated: April 24, 2024. The motion was carried by the following vote:

Yes (5): Commissioner Combs, Commissioner Leal, Vice Chair Torres, Commissioner Zaker, and Chair De La Rosa

Abstain (1): Commissioner Felber

**Result, Carried (5 to 0)**

**7.2 Consider Request for Excused Absence**

**Moved by** Commissioner Zaker  
**Seconded by** Commissioner Leal

To approve an excused absence by Commissioner Felber for the April 24, 2024 meeting. The motion was carried by the following vote:

Yes (5): Commissioner Combs, Commissioner Leal, Vice Chair Torres, Commissioner Zaker, and Chair De La Rosa

Abstain (1): Commissioner Felber

**Result, Carried (5 to 0)**

**8. DIRECTOR'S REPORT**

*Director Black discussed upcoming Planning Commission meetings.*

**9. CHAIR'S COMMENTS**

*Chair De La Rosa thanked everyone for a good meeting and their patience.*

**10. COMMISSIONERS' COMMENTS**

*Commissioner Zaker thanked Director Black, Planning Manager Philips, and staff for their work.*

**11. ADJOURNMENT**

*The meeting was adjourned at 8:07 p.m.*

*Minutes prepared by: Mariluz Zepeda, Commission Secretary*

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Mariluz Zepeda, Secretary