

Planning Commission

Highlights of Activities During Fiscal Year 2023-24



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During Fiscal Year 2023-24 the Planning Commission considered and/or approved several new developments proposed in the City of Chula Vista:

SEPTEMBER

September 27, 2023:

- DR22-0023 - Design Review of a mixed-use development consisting of 31 for-rent townhomes and a 1,085-square commercial building on a 1.8-acre site within the Mixed-Use ("MU") Zone of the Otay Ranch Village Two Sectional Planning Area. APN: 644-311-02.
- CUP22-0044 - Conditional Use Permit to install a 55-foot Wireless Telecommunications Facility on a 2.76-acre parcel zoned R-1. Located at 740 Hilltop Drive. APN: 574-281-41.

OCTOBER

October 11, 2023:

- CUP22-0048 - Conditional Use Permit to install a 53-foot new freestanding Wireless Telecommunication Facility on a 1.22-acre parcel zoned R-1 and improved with an existing church. Located at 301 E Palomar Street. APN: 620-240-10.
- Adoption of citywide Objective Design Standards for multi-family residential and mixed-use projects to comply with state housing laws.

October 25, 2023:

- DR21-0024 - Design Review of four industrial buildings on two existing, vacant parcels totaling 13.31 acres in the Industrial – Precise Plan (IP) zone. Located at 821 Main Street. APNs: 644-050-13 and 644-050-17.
- DR23-0010 - Design Review permit and intensity transfer for a mixed-use development on 8.39 Acres, located on Lot 19 of the Millenia/Eastern Urban

Center Sectional Planning Area at the southwest corner of Bob Pletcher Way and Millenia Avenue. APN: 643-060-69.

- CUP22-0052 - Conditional Use Permit for a 45-foot freestanding Wireless Telecommunication Facility on a 2.09-acre parcel with an existing church within the Single-Family Residence (R-1) zone. Located at 430 Second Avenue. APN: 568-420-47.

DECEMBER

December 13, 2023:

- TM22-0003 and DR22-0009 - 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. APN: 644-040-81.
- DR22-0011 – 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. APNs: 644-063-01 and 644-062-49.
- DR22-0012 – 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, 644-310-06, and 644-310-09.
- DR23-0006 – 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. APN: 643-066-16.
- Adoption of citywide policy, General Plan, and Chula Vista Municipal Code updates: Growth management policies, Public Facilities Financing Plans, and Development Services Department appeal procedures.

FEBRUARY

February 28, 2024:

- PSP23-0001 - Planned Sign Program for a shopping center on approximately 4.76 acres in the MU-2 (Mixed Use Corridor) Zone of the Palomar Gateway District Specific Plan. Located at 765 Palomar Street. APNs: 622-020-65, 622-020-51, 622-020-05, and 622-020-68.
- DR23-0019 - Design Review of a 75,884-square-foot medical office building and a 372-space parking garage in the UC-7 subdistrict of the Urban Core Specific Plan area. Located generally at the southeastern corner of H Street and Fifth Avenue. APN: 572-010-44.

- SPA23-0005 - Amendments to the Planned Community District Regulations within the Freeway Commercial Sectional Planning Area. Located north of Birch Road, east of SR 125, south of Olympic Parkway, and west of Eastlake Parkway.

MARCH

March 27, 2024:

- PCS18-0003 – Two-year time extension to Tentative Map PCS18-0006, for a previously approved for-sale, 141 multi-family residential unit development. Located at 676 Moss Street. APN: 618-010-31.
- PSP23-0002 - Coastal Development Permit and Planned Sign Program for an existing industrial site on approximately 8.72 acres in the General Industrial (IG) zone of the Bayfront Specific Plan. Located at 795 H Street. APN: 571-330-35.
- Adoption of amendments to the City of Chula Vista General Plan to establish a Safety Element by consolidating and updating safety goals and policies in compliance with state law.

APRIL

April 10, 2024:

- TM22-0005 - Amendments to the Otay Ranch Village Eight East Sectional Planning Area, including associated regulatory documents and Tentative Map. Location: Generally, south of the eastern extension of Main Street, east of Otay Ranch Village Eight West, west of State Route 125, and north of the Otay River Valley. APN: 644-070-21.

April 24, 2024:

- Adoption of citywide amendments to Chula Vista Municipal Code Title 19 (Planning and Zoning) to update and add chapters related to the production of affordable housing and associated policies for low- and moderate-income households.

MAY

May 08, 2024:

- Adoption of citywide Municipal Code updates – Consideration of amendments to the Chula Vista Municipal Code.

JUNE

June 26, 2024:

- PCS18-0003 – Two-year time extension to Tentative Map for a previously approved for-sale sixteen (16) unit multi-family residential development. Located at 354 Moss Street. APN: 619-010-140.

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