

City of Chula Vista
Regular Planning Commission Meeting
MINUTES

September 25, 2024, 6:00 p.m.
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

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

Also Present: Development Services Director Black, Legal Counsel Sullivan representing Gatzke Dillon & Ballance LLP, Deputy City Clerk Zepeda

Minutes are prepared and ordered to correspond to the agenda.

1. CALL TO ORDER

The meeting was called to order at 6:01 p.m.

2. ROLL CALL

Deputy City Clerk Zepeda called the roll.

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

Led by Commissioner Burroughs.

4. CONSENT CALENDAR (Items 4.1 through 4.2)

Moved by Vice Chair Torres

Seconded by Commissioner Felber

To approve the recommended action on the below consent calendar items. The motion was carried by the following vote:

Yes (7): Commissioner Burroughs, Commissioner Combs, Commissioner Felber, Commissioner Leal, Commissioner Sanfilippo, Vice Chair Torres, and Chair De La Rosa

Result, Carried (7 to 0)

4.1 Approval of Meeting Minutes

To approve minutes dated: August 14, 2024

4.2 Consider Request for Excused Absence

To consider request for excused absence for Commissioner Burroughs from the August 14, 2024, Planning Commission meeting.

5. PUBLIC COMMENTS

There were none.

6. PUBLIC HEARINGS

6.1 Rezoning the Northwestern Quadrant of the Otay Ranch Town Center Shopping Mall From Commercial to Mixed-Use Residential. Located at 2015 Birch Road (APNs 643-061-01, -02, -04, -05, and -06)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and no earlier than the time specified in the notice.

Senior Planner Ortuño gave a presentation on the item.

Victor Avina with Falcon Strategies, Tony Pauker and Jim Varsamis with Brookfield Properties, and Ted Shaw from Atlantis Group gave presentations and assisted in answering questions on the item.

The following members of the public spoke in opposition to the item:

- Mayra Pulido
- Sassan Rahimzadeh

Debbie Espe spoke in support of the item.

The following members of the public submitted written comments in opposition to the item:

- Oscar Romero
- Chalee Pongkan, Cesar Giacumbo

- *Staphanie Ewest*
- *Victor Mora*
- *Gustavo Padilla*
- *Cherry Legaspi*
- *John Alabado*
- *Denise Gonzalez*
- *Juan Flores*
- *Julie Peck*
- *S. Keyes*
- *Michael Bibaoui*
- *Melissa Nieves-Rainey*
- *Manuel Pacheco*

Nick Lee submitted written comments in support of the item.

Moved by Vice Chair Torres

Seconded by Commissioner Combs

To adopt Resolution No. 2024-12 recommending that the City Council:

A. Consider a resolution taking action on:

1. Certification of the Fourth Addendum to FEIR 02-04;
2. Amendments to the Chula Vista General Plan (GPA22-0001), the Otay Ranch General Development Plan (GDPA22-0001), and the Otay Ranch Freeway Commercial Sectional Planning Area Plan (SPA22-0001), reducing the entitled commercial space from 960,000 square feet to 816,000 square feet (reduction of 144,000 square feet of commercial uses) and to reflect the change in zoning from commercial to mixed-use, allowing up to 840 multifamily dwellings on the subject property (ZC22-0001) in accordance with the required findings and subject to the conditions contained therein;
3. A Tentative Map (TM22-0002) incorporating the proposed changes to the Otay Ranch Town Center in accordance with the required findings and subject to the conditions contained therein;

B. Consider placing an ordinance on first reading concerning modifications to the Otay Ranch Freeway Commercial Planned Community District Regulations for the Southerly Portion (FC-1) of the Otay Ranch Freeway Commercial Sectional Planning Area in accordance with the required findings and subject to the conditions contained therein.

C. Consider placing an ordinance on first reading concerning a change in zoning from commercial to mixed-use residential.

D. Consider placing an ordinance on first reading concerning a Development Agreement allowing for the Project to be constructed in phases, the Community Purpose Facility obligation, Parkland obligation and a Public Benefit Contribution.

The motion carried by the following vote:

Yes (7): Commissioner Burroughs, Commissioner Combs, Commissioner Felber, Commissioner Leal, Commissioner Sanfilippo, Vice Chair Torres, and Chair De La Rosa

Result, Carried (7 to 0)

7. ACTION ITEMS

7.1 Election of Commission Chair and Vice Chair for Fiscal Year 2024-25

Moved by Vice Chair Torres

Seconded by Commissioner Felber

To appoint Commissioner De La Rosa as Chair and Commissioner Torres as Vice Chair for Fiscal Year 2024-25. The motion was carried by the following vote:

Yes (7): Commissioner Burroughs, Commissioner Combs, Commissioner Felber, Commissioner Leal, Commissioner Sanfilippo, Vice Chair Torres, and Chair De La Rosa

Result, Carried (7 to 0)

8. DIRECTOR'S REPORT

Development Services Director Black thanked Chair De La Rosa and Vice Chair Torres for their willingness to serve another year.

Development Services Director Black provided updates on the following items:

Standard ADU plans are now available on the Development Services Department website for applicants to use.

The Planning Commission's request to change the ADU section of the Municipal code was denied by City Council.

9. CHAIR'S COMMENTS

Chair De La Rosa thanked the Commission for allowing him to serve as Chair the previous year and for serving an additional year. He mentioned the City Council meeting where the ADU item was discussed and welcomed Commissioner Sanfilippo to the Planning Commission.

10. COMMISSIONERS' COMMENTS

Commissioner Sanfilippo discussed his background and previous experience with boards and commissions.

Commissioner Combs expressed his appreciation for the public sending their input on Public Hearing item 6.1.

Commissioner Leal stated that he looks forward to another year working with the Chair and Vice Chair and thanked staff for their work.

Commissioner Burroughs discussed the commission meeting schedule for the upcoming holidays.

Commissioner Felber discussed his availability for the upcoming October commission meetings.

11. ADJOURNMENT

The meeting was adjourned at 8:06 p.m.

Minutes prepared by: Mariluz Zepeda, Deputy City Clerk

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