

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

December 11, 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, City Attorney Verdugo, Legal Counsel Sullivan representing Gatzke Dillon & Ballance LLP, Deputy Director of City Clerk Services Turner, Deputy City Clerk 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 6:01 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** Commissioner Combs

**Seconded by** Commissioner Burroughs

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: October 9, 2024

**4.2 Consider Request for Excused Absence**

To approve excused absences for Commissioners Leal and Felber from the October 9, 2024, Planning Commission meeting.

**5. PUBLIC COMMENTS**

*Jeff and Julie Phair submitted comments regarding 33 I Street.*

**6. PUBLIC HEARINGS**

**6.1 Amendments to the Otay Ranch Village Seven Sectional Planning Area Plan, Including Associated Regulatory Documents and a Tentative Map**

*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.*

*Planning Manager Philips presented on the item and applicant Nick Lee with Baldwin & Sons assisted in answering questions on the item.*

*Chair De La Rosa opened the public hearing.*

*There being no members of the public who wished to speak, Chair De La Rosa closed the public hearing.*

**Moved by** Chair De La Rosa

**Seconded by** Commissioner Leal

To adopt Resolution No. 2024-16 recommending that the City Council:

- A. Certify the Third Addendum to FEIR 04-06.
- B. Approve amendments to the Chula Vista General Plan, the Otay Ranch General Development Plan, and the Otay Ranch Village Seven Sectional Planning Area Plan in accordance with the required findings.

C. Approve a Tentative Map incorporating the proposed changes to the Otay Ranch Village Seven Sectional Planning Area in accordance with the required findings and subject to conditions.

D. Approve an ordinance approving modifications to the Otay Ranch Village Seven Planned Community District Regulations.

The motion was carried by the following vote:

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

No (1): Commissioner Combs

**Result, Carried (6 to 1)**

**6.2 Urbana 2.0 – Design Review for 208 Multifamily Residential Units with a Rooftop Pool Deck/Terrace and Underground Parking in the UC-2 (Gateway) Subdistrict of the Urban Core Specific Plan Area**

*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.*

*Planning Manager Philips presented on the item, and applicant Kevin O'Neill with Urbana 2.0 LLC assisted in answering questions on the item.*

*Chair De La Rosa opened the public hearing.*

*There being no members of the public who wished to speak, Chair De La Rosa closed the public hearing.*

**Moved by** Commissioner Felber

**Seconded by** Commissioner Burroughs

To adopt Resolution No. 2024-17 approving the consistency analysis for the Project under the California Environmental Quality Act and Design Review DR22-0025, based upon the findings and subject to the conditions contained therein. 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)**

**7. DIRECTOR'S REPORT**

*Development Services Director Black gave an update on ongoing development projects in the City.*

**8. CHAIR'S COMMENTS**

*Chair De La Rosa extended holiday wishes to commissioners and staff.*

**9. COMMISSIONERS' COMMENTS**

*Vice Chair Torres discussed the meeting procedures and decorum training held by the City Attorney's office.*

*Commissioner Felber discussed future developments in the City and the possible impacts on traffic.*

**10. ADJOURNMENT**

*The meeting was adjourned at 7:10 p.m.*

*Minutes prepared by: Mariluz Zepeda, Deputy City Clerk*

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