

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

March 27, 2024, 6:00 p.m.  
Council Chambers, 276 Fourth Avenue, Chula Vista, CA

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

Absent: Commissioner Burroughs

Also Present: Development Services Director Black, Development Services Assistant Director Cass, Planning Manager Philips, Outside Counsel Foley, Principal Civil Engineer Campos, Senior Planner Ortuño, Principal Planner Donaghe, Fire Chief Muns, Emergency Services Manager King, Secretary Zepeda

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**1. CALL TO ORDER**

*The meeting was called to order at 6:04 p.m.*

**2. ROLL CALL**

*Secretary Zepeda called the roll.*

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

*Commissioner Felber led the Pledge of Allegiance.*

**4. PUBLIC COMMENTS**

*There were none.*

**5. PUBLIC HEARINGS**

**5.1 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)**

*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.*

*Principal Civil Engineer Campos gave a presentation on the item.*

*There were no members of the public who wished to speak.*

**Moved by** Commissioner Felber

**Seconded by** Vice Chair Torres

*Adopt a Resolution approving the requested two-year time extension to Tentative Map PCS18-0006.*

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

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

**5.2 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)**

*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.*

*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 Leal

**Seconded by** Commissioner Combs

*Adopt a resolution approving Planned Sign Program No. PSP23-0002 and issue a Coastal Development Permit for its implementation based on the findings and subject to the conditions contained therein.*

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

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

**5.3 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.**

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.

Principal Planner Donaghe gave a presentation 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 Zaker

**Seconded by** Commissioner Felber

*To adopt a resolution recommending that the City Council establish a Safety Element within the General Plan in compliance with state law.*

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

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

**6. ACTION ITEMS**

**6.1 Approval of Meeting Minutes**

**Moved by** Commissioner Leal

**Seconded by** Commissioner Felber

Approve the minutes dated: February 28, 2024

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

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

**7. DIRECTOR'S REPORT**

Director Black discussed changes in staff.

Director Black Provided an update on the SB10 Planning Commission recommendation for City Council.

**8. CHAIR'S COMMENTS**

There were none.

**9. COMMISSIONERS' COMMENTS**

Vice Chair Torres reported on attendance at recent events and made community announcements.

**10. ADJOURNMENT**

*The meeting was adjourned at 7:38 p.m.*

*Minutes prepared by: Mariluz Zepeda, Commission Secretary*

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Mariluz Zepeda, Secretary