

City of Chula Vista
Regular Planning Commission Meeting
MINUTES

April 10, 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 Cass, Senior Planner Ortuño, Planning Manager Philips, Outside Counsel Sullivan, Secretary Zepeda

1. CALL TO ORDER

A regular meeting of the Planning Commission of the City of Chula Vista was called to order at 6:02 p.m. in the Council Chambers, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

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 Amendments to the Otay Ranch Village Eight East Sectional Planning Area Plan, Including Associated Documents and Tentative Map (TM22-0005) Located South of Main St., East of Otay Ranch

V8W, West of SR 125, & North of the Otay River Valley APN: 644-070-21

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.

Applicant Nicholle Wright with HomeFed, LLC spoke on the item and was available to answer questions. The applicant's consultant, Ranie Hunter with RH Consulting Group, spoke on the item and was available to answer questions.

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 Vice Chair Torres
Seconded by Commissioner Felber

That the Planning Commission conduct a public hearing and adopt the proposed resolution recommending that the City Council:

A. Adopt a resolution approving:

- 1. Third Addendum to FEIR 13-01 (IS22-0003) and amendments to the Chula Vista General Plan (GPA22-0002), the Otay Ranch General Development Plan (GDP22-0002), and the Otay Ranch Village Eight East Sectional Planning Area Plan (SPA22-0006) (including the related new Planned Community District Regulations) to reflect the proposed changes to zoning within Otay Ranch Village Eight East (ZC22-0003) and to other regulatory documents in accordance with the required findings and subject to the conditions contained therein; and*
- 2. A Tentative Subdivision Map incorporating the proposed changes to the Otay Ranch Village Eight East Sectional Planning Area (TM22-0005) in accordance with the required findings and subject to the conditions contained therein; and*
- 3. A Community Purpose Facilities Agreement; and*

B. Place an ordinance on first reading to approve modifications to the Otay Ranch Village Eight East Planned Community District Regulations in

accordance with the required findings and subject to the conditions contained therein; and

C. Place an ordinance on first reading to approve a change in zoning from single family residential to multi-family residential.

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 Written Communication

Moved by Commissioner Leal

Seconded by Commissioner Combs

Commission approve absence.

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

Development Services Assistant Director Cass discussed future items going before the Planning Commission.

8. CHAIR'S COMMENTS

Chair De La Rosa discussed affordable housing and what discretionary action is allowed by the City regarding to policies and regulations.

9. COMMISSIONERS' COMMENTS

Commissioner Felber mentioned a future absence from Planning Commission meeting.

Commissioner Torres discussed Assembly Bill AB1893 and the City's susceptibility to the bill.

10. ADJOURNMENT

The meeting was adjourned at 7:26 p.m.

Minutes prepared by: Mariluz Zepeda, Planning Commission Secretary

Mariluz Zepeda, Secretary

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