



DRAFT

City of Chula Vista Boards & Commissions

Planning Commission

Minutes

**REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF CHULA VISTA**

June 14, 2017
6:00 p.m.

Council Chambers
276 Fourth Avenue,
Chula Vista, CA

CALL TO ORDER 6:02 p.m.

PRESENT: Liuag, Nava, Zaker and Chair Gutierrez

ABSENT: Anaya, Calvo,

MOTION TO EXCUSE To excuse Commissioners Anaya and Calvo

MSC: Liuag/Zaker Motion passed 4-0-2

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE – Led by Commissioner Nava

OPENING STATEMENT: Read by Chair Gutierrez

1 Approval of Minutes

May 24, 2017 MSC: Zaker/Liuag Motion passed 4-0-2

PUBLIC COMMENTS

Persons speaking during Public Comments may address the Board/Commission on any subject matter within the Board/Commission’s jurisdiction that is not listed as an item on the agenda. State law generally prohibits the Board/Commission from discussing or taking action on any issue not included on the agenda, but, if appropriate, the Board/Commission may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

PUBLIC HEARINGS

The following item(s) have been advertised as public hearing(s) as required by law. If you wish to speak on any item, please fill out a “Request to Speak” form and submit it to the Secretary prior to the meeting.

2 PUBLIC HEARING: MPA17-0003 RECOMMENDATION THAT THE CITY COUNCIL ADOPT THE OTAY VALLEY REGIONAL PARK (OVRP) CONCEPT PLAN UPDATE.

Project Manager: Michael Walker, Senior Planner

Staff Recommendation: That the Planning Commission recommend adoption of the OVRP Concept Plan update to the City Council.

Michael Walker, Senior Planner, gave a presentation on the Otay Valley Regional Park update.

In 1990 the Cities of Chula Vista and San Diego, and the County of San Diego entered into a Joint Exercise of Powers Agreement (JEPA) to initiate and coordinate acquisition, planning, and design of the Otay Valley Regional Park (OVRP) for the benefit of south bay residents and visitors. The OVRP Concept Plan was created in 2001 to:

- Identify areas adjacent to open space areas for active and passive recreational opportunities
- Develop a trail system with staging areas
- Locate viewpoints and overlooks, provide connections to recreation areas and adjacent public lands and trails
- Establish interpretive centers for environmental and educational programs while protecting environmentally sensitive areas and important cultural resources

Given that the Concept Plan is now in excess of 25 years old, in 2015 the County Board of Supervisors, at the recommendation of Supervisor Cox, authorized funding to initiate the Concept Plan update. The item before the Commission represents the collaboration between the three jurisdictions (Joint Staff) to update the OVRP Concept Plan

Slides included information on

1. The OVRP background
2. Concept Plan background
3. Goals of the Update
4. Concept Plan Foundation
 - a) Nine Elements
 - b) Five geographic segments
5. Maps of the OVRP update
 - a) South San Diego Bay to I-5
 - b) I-5 to I-805
 - c) I-805 to Heritage Road
 - d) Heritage Road to Otay Reservoir vicinity
6. Otay Villages
7. Otay Reservoir Vicinity

IN CONCLUSION:

The OVRP Concept Plan update will continue to develop new trail segments on the south edge of the Otay River Valley, and a trail system on the north edge, which will result in a complete trail loop experience for pedestrians, cyclists and equestrians, and will promote community habitat cleanup and educational outreach events, while preserving and protecting sensitive natural and cultural resources

QUESTIONS TO STAFF

- Where are the land swap areas associated with HomeFed – park areas pointed out on map – Village 4 – 35 acres for the 100 acres in the valley pointed on the map.
- City of San Diego adoption is pending. Reasons why?
A lease is up and is currently in negotiation.
- Is there a time frame on completion of the update?
This will go on for 20 years – after all three jurisdictions adopt the Concept Plan update, the implementation phase will begin.
- How is funding provided?
Each jurisdiction has responsibility for the funding of their areas of responsibility. Chula Vista has “Area B”. The County of San Diego shares some of the funding; Chula Vista contracts for some park maintenance managed by the City of San Diego and they send us invoices, which we in turn pay quarterly. We also rely on some grant money.
- How does the implementation phase work? Does it go by zones i.e. a, b, c?
There is no set methodology right now. Priority will be given to the most used areas first. A welcoming center will be needed near the beginning of implementation.

OPENED PUBLIC HEARING

CLOSED PUBLIC HEARING

COMMISSIONER DELIBERATIONS

Commissioner Liuag is for the project moving forward

Commissioner Zaker: due to the City of San Diego holding off until the find out about the lease, what if the lease is not negotiated - will this jeopardize the City of San Diego options, or is it just an administrative process?

It might be more of the latter.

Chair Gutierrez – this project has been 30 years in the making. He’s glad to see it come to fruition. Having 9,000 in the south bay for something like this is phenomenal. Thank you to staff for all the work that has been done.

MSC: Gutierrez Second: Liuag

Motion passed 4-0-2 with Calvo and Anaya absent

OTHER BUSINESS

3 DIRECTOR'S COMMENTS

Scott Donaghe advised the Commission that there is an Otay Valley Regional Park Day on Saturday, June 17th from 9:00-12:00 with guided nature walks, raffles, mountain bike rides, and much more.

4 COMMISSIONERS'/BOARD MEMBERS' COMMENTS

There were none

ADJOURNMENT at 6:31 p.m. to the regular meeting on June 28, 2017 at 6:00 p.m. in the Council Chambers at 276 Fourth Avenue in Chula Vista, California.

Materials provided to the Planning Commission related to any open-session item on this agenda are available for public review in the City Housing Office/Economic Development Office, located in City Hall at 276 Fourth Avenue, Building 300, Chula Vista during normal business hours.

***In compliance with the
AMERICANS WITH DISABILITIES ACT***

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