



**City of Chula Vista Boards & Commissions**

**Planning Commission**

*Minutes*

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

January 10, 2018  
6:00 p.m.

Council Chambers  
Public Services Bldg A  
276 Fourth Avenue

**CALL TO ORDER**

**MEMBERS PRESENT:** Commissioners: Burroughs, Milburn, Nava, and Chair Gutierrez  
**MEMBERS ABSENT:** Commissioners: Anaya, Calvo Zaker

**MOTIONS TO EXCUSE:** Burroughs/Nava Motion passed: 4-0-0

**OTHERS IN ATTENDANCE:** Director of Development Services Kelly Broughton, Principal Planner Steve Power, Sr. Planner Cheryl Goddard, Assistant Planner Dai Hoang, Principal Civil Engineer Frank Rivera, Property Owner Don Chrislock, Builder/Manager Neil Capin, Jr., Applicant Gene Cipparone, HMMH Consultant Justin Cook, and approximately 15 members of the public

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**OPENING STATEMENT:**

**1. APPROVAL OF MINUTES:**

November 8, 2017

Chair Gutierrez requested a modification in the minutes on page #8 to reflect a correction that Anthony Raso was representing Bar Sin Nombre – not La Bella Pizza.

**MSC:** Milburn/Nava

Motion passed 4-0-0

**PUBLIC COMMENTS:**

There were none

**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 (available in the lobby) and submit it to the Board Secretary prior to the meeting.*

2. **PUBLIC HEARING**      **CUP15-0023; DR15-0037:** Consideration of a Conditional Use Permit and Design Review Permit for a 2,380 square-foot automated carwash building with vacuum stations on a 0.55-acre site located at 495 Telegraph Canyon Road.

**Applicant: Gene Cipparone Architect, Inc.**  
**Project Mgr: Caroline Young, Associate Planner**

Resolution of the City of Chula Vista Planning Commission approving a Conditional Use Permit, **CUP 15-0023** for a 2,380 square-foot automated carwash building with vacuum stations on a 0.55-acre site located at 495 Telegraph Canyon Road.

Resolution of the City of Chula Vista Planning Commission approving a Design Review Permit, **DR15-0037** to construct a 2,380 square-foot automated carwash building with vacuum stations on a 0.55-acre site located at 495 Telegraph Canyon Road.

**Staff Recommendation:**                  That the Planning Commission adopt Resolution CUP15-0023 and Resolution DR15-0037 approving the project, based on the findings and subject to the conditions contained therein

Caroline Young gave a slide presentation that included views of the project site from various directions to include drawings/renderings of the proposed project. She addressed noise elements, traffic, cuing on the street (Halecrest Dr.) and volume of use.

**COMMISSIONER QUESTIONS TO STAFF INCLUDED ISSUES REGARDING:**

- Is wall there, or is it to be constructed
- Is the slope the edge of the property line?
- Entrance on Telegraph Canyon Rd. an entrance only?
- Is there documentation from CalTrans regarding old sign – do not enter?

**PUBLIC HEARING OPENED** – limited to 3 minutes

The following speakers spoke opposed to the project:

- Lorna Hardin
- Rod Bisharat
- Paul Walker
- Peter Watry
- Maria Morales
- Jackie Lancaster
- Judy Wilson

**PUBLIC HEARING CLOSED**

**COMMISSIONER DELIBERATIONS**

Gene Cipparone, applicant/architect, introduced himself and provided additional information as to who else was available to answer or clarify questions from the Commissioners.

Questions and deliberations included concerns regarding:

- If there was Public Outreach to area/residents
- Is there a wall at the top of the slope – if so, whose responsibility to maintain
- Noise travels up and even a 6' wall won't make any difference
- Traffic volume and peak hours
- Any increase in accidents or matters of public safety
- Would car wash noise increase decibel of freeway noise levels (ambient) ??
- Volume of noise from gates, vacuums, boom boxes and air horns
- Is there or will there be an intercom system?
- What are current sound db levels?
- Would added vegetation decrease the sound level problems?
- Suggestion of raising wall or adding wall on above property owner's land
- Is there any correspondence from CalTrans regarding driveway?
- A driveway with entrance/exit or entrance only
- Concerns with walkability and conflicts with car wash traffic
- Blocking entrance/exit with cars will back-up onto Telegraph Canyon Rd. – a cue line will take care of the problem

Concerns were addressed by Gene Cipparone, Justin Cook, Steve Power, Frank Rivera and Attorney Michael Shirey

There was Commission discussion regarding the use for the corner lot, increase of the wall, possible further conversation with the property owner on above property, current and future sound levels.

Motion: To approve with the condition that the 6-foot wall is increased to 9 feet  
MSC: Milburn/Gutierrez Motion passed: 4-0-0  
Anaya, Calvo and Zaker absent

**OTHER BUSINESS**


**3. DIRECTOR'S REPORT:**

Reminded the Commissioners about the Brown Act rules

**4. COMMISSION COMMENTS:**

**ADJOURNMENT** at 7:50 p.m. to the next Regular Planning Commission Meeting on  
January 24, 2018, at 6:00 p.m., in the Council Chambers.

Minutes submitted by:

  
Patricia Laughlin, Board Secretary

Minutes approved January 24, 2018

MSC: Milburn/Calvo

Motion passed: 4-0-1-1

Commissioner Anaya abstained; Commissioner Nava absent