



City of Chula Vista Boards & Commissions

PLANNING COMMISSION

Minutes

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION**

**October 28, 2020
6:00 p.m.**

VIA TELECONFERENCE
276 Fourth Avenue
Chula Vista

CALL TO ORDER

ROLL CALL: Commissioners Burroughs, De La Rosa, Milburn, Nava, Torres, Zaker

ABSENT: Chair Gutierrez

ALSO PRESENT: Maria Kachadoorian, City Manager, Michael Shirey, Deputy City Attorney, Tiffany Allen, Development Services Director, Scott Donaghe, Principal Planner, Cheryl Goddard, Senior Planner, Steve Power, Principal Planner, Lynnette Tessitore, Senior Planner, Jeff Steichen, Associate Planner.

PRESENTATION

1. INTRODUCTION OF CITY MANAGER MARIA KACHADOORIAN

City Manager, Maria Kachadoorian introduced herself and her new role as City Manager and the state of the city during the COVID-19 pandemic. Ms. Kachadoorian explained that the city has opened a COVID-19 testing site at the south Chula Vista library and is continuing to work with staff to keep the city as safe as possible. Ms. Kachadoorian also mentioned that the city is working with various agencies to keep the bayfront project moving forward.

ACTION ITEMS

2. APPROVAL OF MINUTES

June 24, 2020

July 22, 2020

Staff recommendation: Commission approve the minutes.

Commissioner Milburn moved to approve the minutes, Commissioner De La Rosa seconded the motion and it carried by the following vote:

Yes -5- De La Rosa, Milburn, Nava, Torres, Zaker

No- 0

Absent - Gutierrez

(Commissioner Burroughs experienced technical difficulties and was not present for the vote on Item 2).

3. WRITTEN COMMUNICATIONS

Memorandum from Commissioner Nava for excused absence for the meeting of July 22, 2020.

Staff recommendation: Commission excuse the absence.

Commissioner De La Rosa moved to approve the absence; Commissioner Torres seconded the motion and it carried by the following vote:

Yes – 5- De La Rosa, Milburn, Nava, Torres, Zaker

No – 0

Absent – Gutierrez

(Commissioner Burroughs experienced technical difficulties and was not present for the vote on Item 3).

PUBLIC COMMENTS

None

PUBLIC HEARINGS

4. DR18-0010

Consideration of Design Review to allow for the construction of a 72-unit, four-story multi-family complex consisting of one structure over a one-story garage along with associated parking, landscaping and open space on a 2.67-acre site located at 1350 Industrial Boulevard within the Palomar Gateway District.

Resolution of the City of Chula Vista Planning Commission approving Design Review Permit DR18-0010, to construct a 72-unit, four-story multi-family complex consisting of one structure over a one-story garage along with associated parking, landscaping and open space on a 2.67-acre site located at 1350 Industrial Boulevard within the Palomar Gateway District

Applicant: Muraoka Enterprises

Project Manager: Jeff Steichen, Associate Planner

Staff recommendation:

That the Planning Commission adopt the Resolution approving the project, based on the findings and subject to the conditions contained therein.

That the Planning Commission conduct a public hearing and adopt the proposed resolution as follows:

- Approve Resolution DR18-0010 approving the building of a 72-unit, four-story multi-family complex located at 1350 Industrial Boulevard.

Commissioner Torres moved to approve the project, Commissioner Milburn seconded the motion and it carried by the following vote:

Yes – 6- Burroughs, De La Rosa, Milburn, Nava, Torres, Zaker

No-0

Absent – Gutierrez

PUBLIC HEARING

- 5. MPA20-0002** Consideration of amendments to Chula Vista Municipal Code (CVMC) Sections 19.58.022 (Accessory Dwelling Units) and 19.58.023 (Junior Accessory Dwelling Units); and Chapters 19.22 (Residential Estates Zone), 19.24 (Single-Family Residential), 19.26 (One-and Two-Family Residence Zone), 19.28 (Apartment Residential Zone), 19.30 (Administrative and Professional Office Zone), 19.36 (Central Commercial Zone), 19.48 (Planned Community Zone), and 19.84 (Bayfront Specific Plan - Land Use Zones).

Staff Recommendation:

That the Planning Commission adopt the proposed amendments to the Chula Vista Municipal Code to the City Council.

That the Planning Commission conduct a public hearing and adopt the proposed amendments as follows:

- Approve amendments to the Chula Vista Municipal Code (CVMC) Sections 19.58.022 and 19.58.023 Chapters 19.22, 19.24, 19.26, 19.28, 19.30, 19.36 19.48 and 19.84

Commissioner De La Rosa moved to approve the amendments, Commissioner Nava seconded the motion and it carried by the following vote:

Yes – 6- Burroughs, De La Rosa, Milburn, Nava, Torres, Zaker

No- 0

Absent - Gutierrez

OTHER BUSINESS

6. STAFF COMMENTS

None

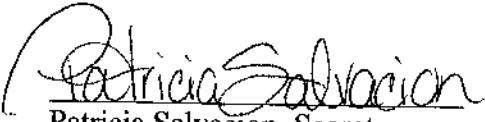
7. CHAIR'S COMMENTS

None

8. COMMISSIONERS'/BOARD MEMBERS' COMMENTS

Commissioner Torres mentioned that the Growth Management Oversight Commission will be presenting a new matrix and threshold standards to the Planning Commission.

ADJOURNMENT 7:19 p.m. to the regular meeting on November 11, 2020 in the Council Chambers Chula Vista, California.


Patricia Salvacion, Secretary
Approved 1.27.21