



## City of Chula Vista Boards & Commissions

### Planning Commission

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*Minutes*

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

**July 22, 2020**  
**6:00 p.m.**

VIA TELECONFERENCE  
276 Fourth Avenue  
Chula Vista

PLEASE NOTE THAT, PURSUANT TO THE GOVERNOR OF THE STATE OF CALIFORNIA'S EXECUTIVE ORDER N-29-20, AND IN THE INTEREST OF THE PUBLIC HEALTH AND SAFETY, MEMBERS OF THE PLANNING COMMISSION AND STAFF MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE. IN ACCORDANCE WITH THE EXECUTIVE ORDER, THE PUBLIC MAY VIEW THE MEETING ONLINE AND NOT IN THE COUNCIL CHAMBERS.

HOW TO WATCH: Members of the public can access a link to the livestream at [www.chulavistaca.gov/boards](http://www.chulavistaca.gov/boards). Members of the public who wish to join by telephone only, may call 1-408-418-9388 (United States Toll) and enter the access code: 146 232 8303.

HOW TO SUBMIT COMMENTS: Visit the online eComment portal for this meeting at: [www.chulavistaca.gov/boards](http://www.chulavistaca.gov/boards). The commenting period will be open shortly after the agenda is published for a particular meeting and will remain open through the meeting, as described below. All comments will be available to the public and the Planning Commission using the eComment portal. Comments must be received prior to the time the Chair calls for the close of the commenting period. Comments received after such time will not be considered by the Planning Commission. If you have difficulty or are unable to submit a comment, please contact Gabriel Innocenzi for assistance at [ginnocenzi@chulavistaca.gov](mailto:ginnocenzi@chulavistaca.gov).

ACCESSIBILITY: Individuals with disabilities are invited to request reasonable modifications or accommodations in order to access and/or participate in a Planning Commission meeting by contacting the Development Services Department at [psalvacion@chulavistaca.gov](mailto:psalvacion@chulavistaca.gov) (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting.

\*\*\*The City of Chula Vista is relying on commercial technology to livestream and accept public comments via Granicus, Inc. With the increase of virtual meetings, most platforms are working to scale their systems to meet the new demand. If we have technical difficulties, we will resolve them as quickly as possible. City staff will take all possible measures to ensure a publicly accessible experience.\*\*\*

#### CALL TO ORDER

**ROLL CALL:** Commissioners Burroughs, De La Rosa, Milburn, Nava, Torres, Zaker and Chair Gutierrez.

*Commissioner Nava has requested an excused absence.*

Commissioner Rosa joined the meeting at approximately 6:20 p.m.

## PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

### ACTION ITEMS

#### 1. APPROVAL OF MINUTES of May 27, 2020

*Staff Recommendation:* Approve the meeting minutes.

Commissioner Zaker moved to approve the minutes, Commissioner seconded the motion and it carried by the following vote:

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

Commissioner Nava absent

### PUBLIC COMMENTS

*Persons 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. If you wish to comment, please submit comments electronically at: <https://chulavista.granicusideas.com/meetings>.*

### PUBLIC HEARINGS

*The following item(s) have been advertised as public hearing(s) as required by law. If you wish to comment on one of these items, please submit comments electronically at: <https://chulavista.granicusideas.com/meetings>.*

- 2. DR19-0010** Design Review consideration of a seven-story mixed-use building totaling 49,555 square-feet, consisting of a 52-unit apartment complex with an affordable housing component, parking structure, 2,480 square-foot retail commercial with associated open space on approximately 0.48 acres located at 305 E Street.

**Applicant:** Front Runner Investments 1, LLC

**Project Manager:** Caroline Young, Associate Planner

#### **Staff recommendation:**

That the Planning Commission adopt Resolution DR19-0010 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 DR19-0010 approving the building of a 52-unit apartment complex on approximately 0.48 acres located at 305 E Street.

*Commissioner Zaker moved to approve the project, Commissioner De La Rosa seconded the motion at it carried by the following vote:*

*Yes – 6 – Burroughs, De La Rosa, Gutierrez, Milburn, Torres, Zaker  
Commissioner Nava absent*

## **PUBLIC HEARING**

### **3. IS18-0004, MPA18-0015, PCZ18-0001, PCS18-0006, DR18-0028, and ZAV18-0001**

Consideration of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for amendment to the General Plan, Rezone, Tentative Subdivision Map, Design Review, and a Variance for a one-lot 141-unit Townhome project located at 676 Moss Street.

**Applicant:** Shopoff Realty Investments, LLC  
**Project Manager:** Oscar Romero, Associate Planner

#### **Staff recommendation:**

That the Planning Commission conduct a public hearing and adopt a Resolution for IS18-0004, MPA18-0015, PCZ18-0001, PCS18-0006, DR18-0028, and ZAV18-0001 recommending that the Chula Vista City Council adopt:

- a. A resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- b. A resolution for amendments to the Chula Vista General Plan in accordance with the findings and subject to the conditions contained therein;
- c. An ordinance for a Rezone, in accordance with the findings and subject to the conditions contained therein;
- d. A resolution for a Tentative Map in accordance with the findings and subject to the conditions contained therein; and,
- e. A resolution for a Design Review Permit in accordance with the findings and subject to the conditions contained therein; and
- f. A resolution for variance accordance with the findings and subject to the conditions contained.

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

- **Approve Resolutions IS18-0004, MPA18-0015, PCZ18-0001, PCS18-0006, DR18-0028, and ZAV18-0001** for a condominium project located at 676 Moss Street.

*Chair Gutierrez moved to approve the project, Commissioner Zaker seconded the motion and it carried by the following vote;*

*Yes – 6 – Burroughs, De La Rosa, Gutierrez, Milburn, Torres, Zaker  
Commissioner Nava absent*

## **OTHER BUSINESS**

### **4. ELECTION OF OFFICERS**

Chair and Vice-Chair for 2020-2021

The Commission agreed to keep the current Chair and Vice-Chair for 2020-2021 –  
Commissioner Gutierrez will serve as Chair and Commissioner Zaker will serve as Vice-Chair.

*Motion made by Commissioner Torres, seconded by Commissioner Zaker and it carried by the following vote:*

*Yes – Burruoghs, De La Rosa, Gutierrez, Milburn, Torres, Zaker  
Commissioner Nava absent*

## **5. DIRECTOR'S REPORT**

## **6. COMMISSIONERS COMMENTS**

The commissioners congratulated Tiffany Allen as the new Director of Development Services.

**ADJOURNMENT at 8:05 p.m.** to the regular meeting on August 12, 2020 at 6:00 p.m. via teleconference in Chula Vista, California.