



City of Chula Vista Boards & Commissions

Planning Commission

Minutes

REGULAR MEETING OF THE CITY OF CHULA VISTA
PLANNING COMMISSION

February 28, 2018
6:00 p.m.

Council Chambers
Public Services Bldg A
276 Fourth Avenue

CALL TO ORDER

MEMBERS PRESENT: Commissioners Burroughs, Calvo, Milburn, Nava, Zaker

MEMBERS ABSENT: Commissioner Anaya and Chair Gutierrez

MOTIONS TO EXCUSE: Excuse Anaya and Gutierrez
Motion by Calvo; Second by Zaker
Motion passed 5-0-0

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

OPENING STATEMENT:

1. APPROVAL OF MINUTES:

January 24, 2018

Motion by Milburn; Second by Burroughs

Motion passed 4-0-1 (Nava abstained)

PUBLIC COMMENTS:

An opportunity for members of the public to speak to the Planning Commission on any subject matter within the Commission's jurisdiction, but not an item on today's agenda. Each speaker's presentation may not exceed three minutes.

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** Consideration of amendments to the Chula Vista Municipal Code (CVMC) to: 1) add Section 19.58.440 (Mobile Food Facilities); and 2) amend Chapters 8.20 (Food Vendors), 5.62 (Vending Vehicles), and 10.52, (Stopping, Standing, and Parking).

Resolution of the City of Chula Vista Planning Commission recommending that the City Council of the City of Chula Vista adopt an ordinance amending the Chula Vista Municipal Code by adding Section 19.58.440, (Mobile Food Facilities); amending Chapters 8.20 (Food Vendors); 5.62 (Vending Vehicles); and 10.52, (Stopping, Standing, and Parking).

Project Manager: Michael Walker, Senior Planner

Staff Recommendation: That the Planning Commission recommend to the City Council adoption of the proposed CVMC amendments.

Michael Walker gave a presentation that included the background that began with complaints regarding food trucks. The City Council directed staff to create food truck regulations. This process was started approximately three years ago and included reviewing regulations from other regulations, having meetings with food truck owners; restaurateurs and other stakeholders. Two ordinances were presented to the Planning Commission in November 2017, however the Planning Commission continued the item and requested additional public outreach.

Additional public outreach was done on January 31, 2018 with a widely publicized workshop to explain and clarify the intent and purpose of the ordinance. The result was that the public wanted reassurance that the ordinance would 1) be enforceable 2) hold the host and vendors accountable and 3) there was concern by restaurant owners regarding food trucks being parked on Third Avenue. Another issue was the use of extension cords, which staff does not recommend at this time. There were no issues discussed at the workshop that would necessitate any major changes to the ordinance as written. However, staff did commit to reevaluate the ordinance in one year.

The intent of this ordinance is to

- 1) Benefit the community
- 2) Provide entrepreneurial opportunities
- 3) Enable brick and mortar restaurants to serve at different locations
- 4) Attract more business to restaurants and breweries
- 5) Regulate food trucks on private and public property as well as in the right-of-way

The purpose of regulation is to:

- 1) Protect the public by ensuring that food trucks conduct business in a safe manner
- 2) Ensure compliance with health, safety and traffic laws and the City's parking ordinances
- 3) Promote fair business practices
- 4) Prevent traffic congestion and pedestrian/vehicular conflicts
- 5) Maintain quiet and peaceful use of property in residential neighborhoods

Walker reviewed the responsibilities that go with a "host/vendor" license and what is allowed with the issuance of a permit i.e. belly bars, canopies, and signage. Not allowed are extension cords, exterior heaters or generators or impacting on-site parking. Other items regarding the ordinance were explained and available on the audio tape of the meeting.

Two ordinances were brought to the Planning Commission at the November meeting, however it was requested to have one ordinance, so they have been combined into the current version brought forward tonight.

QUESTIONS TO STAFF

Questions to staff included discussion on:

- Vending from the curbside only?
How will that work in the case of diagonal parking.
- Food trucks not permitted at gas stations
- Generators and/or self-contained food trucks and extension cords.
- The diagonal parking on Third Avenue
- Parking in large lots i.e. Home Depot
- Explanation of "Vending" and "Host" permits
- Private property and public right-of-way allowances
- Limitation of number of food trucks allowed on a premises at one time

PUBLIC HEARING OPENED

There were no speakers

PUBLIC HEARING CLOSED

COMMISSIONER DELIBERATIONS

Deliberations included concerns/questions regarding:

- Private property regulations – just for special events? Limit to trucks allowed?
- Impact of existing parking – also on multi-tenant sites
- Only restriction for Third avenue 525' footprint on site and 30' from intersection?
- Number of food trucks allowed to park on Third Avenue

MSC: Zaker/Calvo to approve the resolution with revision of added language to the resolution of: "except when parked in diagonal spaces.

Motion passed: 5/0/0

OTHER BUSINESS

3. DIRECTOR'S REPORT: There was none

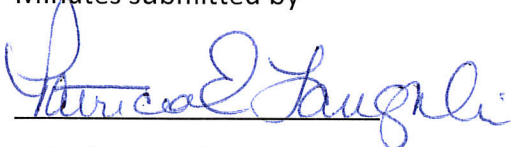
4. COMMISSION COMMENTS:

Commissioner Milburn thanked staff for their diligence in bringing this back to the Planning Commission. Glad that they had a workshop and it seems like questions were answered by the fact that there is no one from the public here tonight. Great job.

Commissioner Zaker very pleased to hear we're going to revisit this in a year. If any complications arise, they can be addressed at that time. Complimented staff on their work.

ADJOURNMENT At 6:34 p.m. to the next Regular Planning Commission Meeting on March 14, 2018 at 6:00 p.m., in the Council Chambers.

Minutes submitted by



Patricia Laughlin, Board Secretary

Minutes approved March 14, 2018

MSC: Calvo/Burroughs

Motion passed: 5-0-1 (Anaya abstained)