



## City of Chula Vista Boards & Commissions

### Planning Commission

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

March 13, 2019  
6:00 p.m.

Council Chambers  
Public Services Bldg A  
276 Fourth Avenue

#### CALL TO ORDER

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

**ABSENT:** Commissioner Nava

#### OPENING STATEMENT:

The City Attorney asked the commissioners to disclose any Ex Parte Communication that they may have had regarding items on the agenda:

Chair Gutierrez mentioned that he spoke with Dan Holm over the phone regarding Item #1. Mr. Hom urged support of the project.

Commissioner Zaker also spoke with Dan Holm over the phone regarding Item #1 - Mr. Hom urged support of the project. Commissioner Zaker also mentioned that as a member of the Government Committee of the Pacific Southwest Association of Realtors, he attended a meeting with the developer who made a presentation of his project to the committee requesting support.

Commissioner De La Rosa mentioned that he spoke with Frank Orhmund who shared details of his project and urged support (Item #2). Commissioner De La Rosa also spoke with Dan Holm regarding Item #1 - who urged support for his project. Commissioner De La Rosa also spoke with Norma Casarez regarding a different question on an agenda item.

#### 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.*

**1. PUBLIC HEARING: CUP16-0030; Consideration of a Conditional Use Permit to establish and operate a temporary Recreational Vehicle and Boat Storage Facility at 1228 Eastlake Parkway**

Resolution of the City of Chula Vista Planning Commission approving Conditional Use Permit CUP16-0030 for a temporary Recreational Vehicle and Boat Storage Facility located on a 6.5-acre site at 1228 Eastlake Parkway within the Eastlake II Sectional Planning Area (OS3 Zone).

**Applicant: Frank Orhmund**

**Project Manager: Oscar Romero, Assistant Planner**

**Staff Recommendation:** Conduct the Public Hearing and adopt the attached Planning Commission Resolution, PCC-16-0030, approving Conditional Use Permit CUP16-0030, based on the findings and subject to the conditions contained in the attached Planning Commission Resolution.

Oscar Romero, Assistant Planner, gave a slide presentation that included a site plan, views from the west, views from the north, views from the south, views from east to west.

Olivia Staford, of Focus Com Inc., representing the applicant, gave a slide presentation which included the project history, project improvements, site enhancements, and operations.

### **COMMISSIONER QUESTIONS TO STAFF:**

Questions included the following:

- What is the time line of the temporary status
- What is the zoning of the parcel
- What are the conditions of the CUP

Concerns were addressed by Frank Orhmund, Oscar Romero, Kelly Broughton, and Steve Power.

### **PUBLIC HEARING OPENED - limited to 5 minutes**

The following speakers spoke in favor of the project:

*Michelle Alvarez*

*John Carroll*

*Kenny Doll*

*Raquel Fernandez*

*Ray Gobeil*

*Jeffrey Stewart*

*Jeff Stuart*

The following speakers spoke in opposition of the project:

*Carmen Berumen*

*Giselle Murray*

*Carolyn Anderson*

*Sandra Conrady*

Frank Orhmund, applicant, expressed that he would like to build a project that would serve the community and mentioned that he has received several requests, including the management company from Antigua, asking if residents can park on his property. Mr. Orhmund asked for support of his project.

#### **PUBLIC HEARING CLOSED**

#### **COMMISSIONER DELIBERTATIONS**

Questions included the following:

- What the is zoning for the parcel
- Security/security plan
- Use and need in the community
- Lighting
- Landscaping/fencing
- Noise
- Hours of operation
- Petition received
- Can a CUP be revoked?
- Has there been a traffic study?
- What kind of landscaping can be expected?
- Are there any other potential uses for the site?
- In regards to current RV parks, what is the land use?
- What are the surrounding land uses of current RV parks?

Burroughs: Cannot support the project as presented

Zaker: Will not be able to support the project as presented

De La Rosa: Will not support the project as presented

**MSC: Motion by Zaker/Burroughs** - Recommended that the item be continued to a date uncertain to allow the applicant and the community to continue discussions.

The applicant accepted to have a continuance to work on the process.

**Vote: 5-0-0-1**

(Commissioner Nava absent)

**2. PUBLIC HEARING: DR17-0040 consideration of a 170-unit apartment complex with an affordable housing component, and recreation areas including a swimming pool, clubhouse, and dog run on approximately 5.3 acres west of I-805 and south of Bonita Road.**

**Resolution** of the City of Chula Vista Planning Commission adopting Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program IS-18-0001, and approving a Design Review Permit DR17-0040 to construct one four-story building and six three-story buildings totaling 149,534 square-feet, consisting of 170 apartment units including nine affordable units with associated parking, recreational facilities and open space on approximately 5.3 acres located south of Bonita Road, between Bonita Glen Drive and I-805.

**Applicant: Silvergate Development, LLC**  
**Project Manager: Stan Donn, Senior Planner**

**Staff Recommendation:** That the Planning Commission adopt Resolution IS-18-0001/DR17-0040 adopting MND (IS-18-0001) and approving the Project, based on the findings and subject to the conditions contained therein.

*\*Commissioner De La Rosa recused himself from this item due to a conflict of interest*

**PUBLIC HEARING OPENED - limited to 5 minutes**

**The following speakers spoke in support of the project:**

*Shannon Baer*  
*Jennifer Bustamante*  
*Lisa Cohen*  
*Melissa Deen*  
*Carol Crossman*  
*Neil Hadley*  
*Doug Kerner*  
*Krystal Moneda*  
*Joseph Raso*  
*Jim Reynolds*  
*John Sheehan*

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*Kelly White*

*Nicholas Wilson*

**The following speakers spoke in opposition of the project:**

*David Butler*

*Suellen Butler*

*Ron Caton*

*Norma Cazares*

*Laura Douglas*

*Kay Duge*

*Lisa Eppert*

*Joanne Fischer*

*Brad Franklin*

*Theresa Franklin*

*Cate Gilman*

*Blanca Leos Guzman*

*Abraham Hanond*

*David Hanond*

*Roberta Harrison*

*Doug Hicks*

*David Hanono*

*Tara Hoffman*

*Ethel Layne*

*Hal Le*

*John Lyon*

*Christine Malone*

*Kevin Malone*

*Dan McMahan*

*Negar Mirgoli*

*Laurie Murphy*

*Scott Olsen*

*Judith Pidgeon*

*Gloria Ramsey*

*Mark Ramsey*

*John Salts*

*Gary Smith*

*Claire Wachowiak*

*Dan Wachowiak*

*Sean Wachowiak*

**PUBLIC HEARING CLOSED**

The applicant's traffic engineer provided data that was collected by various agencies including SANDAG and CALTRANS for information regarding trip distribution and generation and safety data. The applicant mentioned that an additional benefit to the community would be paying \$5.1 million dollars in impact fees.

#### **COMMISSIONER DELIBERATIONS**

Questions including the following:

- Where there comments back from the State Traffic Engineer?
- Are there affordable units in the project?
- What is being done about the fees being charged for parking in the apartment complex across the street?
- Will there be improvements made to Bonita Road?
- What will be the construction timeline?

**Chair Gutierrez made a motion to approve the project, the motion was not seconded. A second motion was made by Chair Gutierrez, it was seconded by Commissioner Milburn, The motion was lost: 1-3-1-1 (De La Rosa abstain, Commissioner Nava absent)**

#### **OTHER BUSINESS**

- 3. Appointment of a second Planning Commissioner to the Bayfront Cultural and Design Committee due to the resignation of Yolanda Calvo.**

This item was moved to the next meeting due to the absence of two commissioners.

- 4. DIRECTOR'S REPORT:**

Kelly Broughton mentioned that there is a vacant seat on the Planning Commission, applications are still being accepted.

- 5. COMMISSION COMMENTS:**

The commissioners expressed their appreciation for the public participation.

**ADJOURNMENT** at 10:56 p.m. to the next Regular Planning Commission Meeting on March 27, 2019, at 6:00 p.m., in the Council Chambers.

Minutes submitted by:

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Patricia Salvacion, Board Secretary

Minutes approved May 8, 2019