



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

October 24, 2018
6:00 p.m.

Council Chambers
Public Services Bldg A
276 Fourth Avenue

CALL TO ORDER

Members Present: Burroughs, Calvo, Milburn, Nava, Zaker

Members Absent: Gutierrez

MOTIONS TO EXCUSE: MSC: Milburn/Zaker
Vote: 5-0-0-1

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE lead by Commissioner Milburn

OPENING STATEMENT:

1. APPROVAL OF MINUTES:

September 26, 2018
MSC: Calvo/Burroughs
Vote: 5-0-0-1 (Gutierrez absent)

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.

Kathleen Reed, resident of the city of Chula Vista expressed her concerns regarding the building of 300 additional apartment units in near the Otay Ranch Towne Center intersection and the increased traffic it would cause.

Ms. Catherine Zordell, resident of the city of Chula Vista and concerned parent expressed her concerns regarding the increased traffic that 300 additional units near the Otay Ranch Towne Center and not being notified of the change in the project.

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 Design Review (DR18-0008) for a Business Park Master Site Plan within the Village 3 Master Planned Community.

**Applicant: HomeFed Village III Master, LLC.
Janice Kluth, Project Manager**

Resolution of the City of Chula Vista Planning Commission Approving Design Review Permit DR18-0008 for the Escaya Business Park Master Site Plan on 16.6 Net Acres within the Otay Ranch Village 3 Master Planned Community.

Staff Recommendation: That the Planning Commission adopt Resolution DR18-0008, approving the Village 3 Business Park Master Site Plan project, based on the findings and subject to the conditions contained therein.

Commissioner Calvo recused herself from this item due to conflict of interest and Commissioner Zaker chaired the item.

Project Manager, Janice Kluth, gave a slide presentation that included the project site map, elevation changes, and views from the east and west from Heritage Road. Ms. Kluth explained that in accordance with the Village 3 SPA Plan, the Escaya Business Park Master Site Plan is a conceptual plan for development of the business park. Pursuant to Business Park Design Guideline requirements in the Village 3 SPA Plan, architecture, lighting, walls, bicycle storage, internal courtyards and recreational areas and building signage shall be addressed on individual Design Review submittals. More detailed parking information will be provided with individual reviews.

COMMISSION DELIBERATIONS

The commissioners asked if there were any architecture guidelines. Ms. Kluth explained that there are architectural guidelines and as new projects come into the site, they will be subject to those regulations.

Mr. Steve Levenson, with Home Fed Corporation, representing the developer, introduced himself and gave a brief update on Escaya. The mixed-use development is under construction, including a future city park, a school site, restaurants, and a craft brewery.

Mr. Levinson thanked the staff for their hard work on the project.

ACTION: MSC Nava/Milburn

Vote: 4-0-1-1 (Calvo abstained, Gutierrez absent)

- 3. PUBLIC HEARING: Consideration of a Tentative Subdivision Map to convert a 1,405 square-foot commercial tenant space and an 870 square-foot meeting room for the residents into three (3) additional residential units for individual ownership, two of which being live/work units, for a total of eighty-three (83) condominium units on a 2.49 acre site located at 986 Broadway.**

**Applicant: Niki Properties, LLC
Caroline Young, Project Manager**

Resolution of the City of Chula Vista Planning Commission approving a Tentative Subdivision Map PCS18-0002 to convert a 1,405 square-foot commercial tenant space and an 870 square-foot meeting room for the residents into three (3) additional residential units for individual ownership, two of which being live/work units, for a total of eighty-three (83) condominium units on a 2.49 acre site located at 986 Broadway.

Staff Recommendation: That the Planning Commission adopt Resolution PCS18-0002 approving the Project, based on the findings and subject to the conditions contained therein.

ACTION: MSC: Zaker/Burroughs

Vote: 5-0-0-1 (Gutierrez absent)

- 4. PUBLIC HEARING: Adoption of the Otay Ranch Phase 2 Resource Management Plan Update; MPA18-0013;** Consider and recommend to the City Council to adopt the Otay Ranch Phase 2 Resource Management Plan Update. Updates to preserve management plans are

procedural in nature and memorialize City Council actions, ownership changes, and other resource management related actions that have occurred since the original Phase 1 Resource Management Plan was adopted.

**Applicant: City of Chula Vista
Cheryl Goddard, Senior Planner**

Resolution of the City of Chula Vista Planning Commission recommending that the City Council adopt the Otay Ranch Phase 2 Resource Management Plan Update which will bring the document up-to-date with current Otay Ranch Preserve management structure and annual operating budget, ownership, biological monitoring and management requirements and includes the current status of Otay Ranch development and Otay Ranch Preserve assembly and Otay Ranch General Development Plan/Subregional Plan and Phase 1 Resource Management Plan policies related to biological and cultural resources.

Staff Recommendation: That the Planning Commission adopt the Resolution recommending that the City Council adopt the RMP2 Update.

Ms. Goddard, Senior Planner, gave a slide presentation regarding the Otay Ranch Phase 2 Resource Management Plan Update. The Otay Ranch Phase 2 Resource Management Plan (RMP2) Update is a planning document that implements natural and cultural resource management and monitoring activities within the Otay Ranch Preserve.

**MSC: Nava/Milburn
Vote: 5-0-0-1 (Gutierrez absent)**

5. PUBLIC HEARING: Consideration of MPA18-0010, minor amendments to Chula Vista Municipal Code (CVMC) Section 19.58.022 (Accessory Dwelling Units).

**Applicant: City of Chula Vista
Michael Walker, Senior Planner**

Resolution of the City of Chula Vista Planning Commission recommending that the City Council of the City of Chula Vista adopt an ordinance amending Chula Vista Municipal Code Section 19.58.022 (Accessory Dwelling Units); Chapter 19.26 (One and Two-Family Residence Zone); and Chapter 19.28 (Apartment Residential Zone) with regard to Accessory Dwelling Units.

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

Michael Walker, Senior Planner, gave a presentation regarding the recommended amendments to the Accessory Dwelling Unit Ordinance No. 3423. Mr. Walker explained that staff has received concerns from citizens regarding the requirement and costs for a separate water and sewer connection for new detached ADUs. Staff is bringing the ADU Ordinance forward to remove the requirement.

Mr. Walker noted that additional changes on page 6 of the staff report- under Section 9 Utilities, the phrase “within single family residential zone” should be removed.

The commission asked if there is a streamline application process for the ADUs. Mr. Walker explained that the applications for ADUs will continue to be processed through building permits.

Kelly Broughton, Director of Development Services, explained that the numerous impact fees associated with the development of the ADUs - based on the current fees, for example, a 600 sq ft ADU can be required to pay up to \$24,000 in impact fees. The city has waived the PAD fees, the State notes that the jurisdictions are allowed to have impact fees, but they need to be in proportion to the impact with the actual unit. The city will charge the same fee as a multi-family fee although it may be revised.

COMMISSION DELIBERATIONS

None

ACTION: MSC Zaker/Calvo
Vote: 5-0-0-1 (Gutierrez absent)

OTHER BUSINESS

- 6. Appointment of a new Vice-Chair (from November 2018 – June 2018) due to the resignation of Commissioner Anaya to serve on the Prop A Commission.**
- 7. Appointment of Planning Commission member to the Bayfront Cultural and Design Committee.**
- 8. DIRECTOR’S REPORT:**
- 9. COMMISSION COMMENTS:**

Planning Commission Agenda
October 24, 2018

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

Materials provided to the Planning Commission related to any open-session item on this agenda are available for public review at the City Housing Office, located in City Hall at 276 Fourth Avenue, Building 300, during normal business hours.

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