



Downtown Chula Vista Association – Land Use Committee Meeting
 Wednesday, January 31st, 2024 at 9:00am
 DCVA Office (353 Third Avenue, Chula Vista 91910)
 Virtual Meeting: <https://us06web.zoom.us/j/86319721672>
 or call 1-669-444-9171 / Meeting ID: 863 1972 1672 / Passcode: 1982

- 1) Introductions and Meeting Etiquette / Joe Raso, Chair
- 2) Public Comment (3-Minute Max Per Person)
Please keep comments directed to the item being discussed.
- 3) Minutes from the March 31, 2023 Meeting Action Item P. 2 - 5
- 4) Committee Updates:
 - a. Urban Land Institute: Technical Assistance Panel (TAP): Update
 - b. Reconfiguration of Park Way Streetscape to Allow for Diagonal Parking: Update
 - c. Digital Wayfinding Signage or Kiosks on Third Avenue: Update
- 5) Old Business – Add or Remove Items
It is the practice of DCVA to formally request that an item under Old Business be pulled from the agenda and placed on a future Agenda for Discussion and/or Action.
 - a. Six-Point Plan
 - b. Downtown Parking Management Study
 - c. Downtown Development Pipeline
- 6) Other
- 7) Next Meeting: _____
- 8) Adjournment

BROWN ACT. Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72-hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at 353 Third Avenue, Chula Vista, CA 91910 and on the DCVA website. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Michelle T de Mercado at 619-422-1982 or via email at info@downtownchulavista.com at least 48-hours prior to the meeting.



Downtown Chula Vista Association – Land Use Committee Meeting
Monday, March 13, 2023, at 11:30 a.m.
DCVA Office (353 Third Avenue, Chula Vista 91910)

PRESENT: Kevin Pointer, Joe Raso, Joe Warren

STAFF: Marco Li Mandri, Dominic Li Mandri, Michelle T. de Mercado

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Introductions and Meeting Etiquette / Joe Raso, Chair	1. The meeting was called to order at 11:30 a.m. by District Manager, Dominic Li Mandri. Dominic reviewed the meeting etiquette.	1. No action taken.
2. Public Comment (3 minutes max per person)	2. Nothing to report.	2. No action taken.
3) Committee Updates:		
3.a. Downtown Development Streamlining: Six Point Plan/Joe Raso	3.a. Joe Raso detailed his Six Point Plan on pages 2-8 of the agenda packet. Joe stressed his concern of continued miscommunication between the inspector and the contractor of a project, unless for an issue of health and safety. This is pointed out in number four (4) of Joe Raso's plan. Marco requested an example of zoning on Third Avenue area, specifically the Christian Science Reading Room location at 300 Third Avenue, and what type of development would be permitted. Kevin Pointer responded that according to the	3. a. No action taken.

WHERE CULTURE & COMMUNITY MEET

DOWNTOWN CHULA VISTA ASSOCIATION

353 THIRD AVENUE • CHULA VISTA, CALIFORNIA 91910

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<p>3.b. Downtown Parking Management Study: Update</p>	<p>Urban Core Specific Plan has specific FAR (Floor Area Ratio) does depend on the area subzone.</p> <p>For example, the Christian Science Reading Room is part of the V3 district.</p> <p>Dominic reiterated to Joe that the flawed issue with Point Plan #4 is that the City inspector does not have the authority to conflict with the approval of the project contractor unless for reasons of health and safety.</p> <p>Dominic confirmed that the City of Chula Vista agrees with this statement.</p> <p>Kevin Pointer provided a step-by-step map of the City of Chula Vista’s permitting process, review consolidation, and provided detailed examples of the discretionary and administrative approvals process.</p> <p>Marco inquired about parking specifics.</p> <p>Kevin Pointer provided three parking examples with retail versus residential development.</p> <p>Joe Raso requested more information about Point Three of the Six-Point Plan, specifically the plan check fees, and the six-week inspection wait.</p> <p>Kevin Pointer confirmed that all fees aside from the plan check fee are all upfront costs for a project.</p> <p>Kevin Pointer agreed that it is equally to get an inspection throughout the county due to a shortage of inspectors. It is customary practice to schedule an inspection visit six weeks out.</p> <p>Kevin Pointer reported that the expanded fee deferral program is open to new projects since May 2019 and has been extended.</p> <p>Kevin Pointer shared the developmental impact fees can be deferred up to thirty years depending on the project and the specific location.</p> <p>3.b. Dominic reported that the City had conducted a parking management study last August 2022.</p>	<p>3.b. No action taken.</p>
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<p>3.c. New Downtown Developments in Pipeline</p>	<p>Dominic shared the preliminary parking fourteen-point parking management study recommendations on pages 11-13 of the agenda packet.</p> <p>Dominic added that currently the City will be focusing on items one (1), nine (9), and eleven (11) of the fourteen-point parking study, but with a specific focus on item one (1).</p> <p>Dominic reported that Adrian Rios, with the City’s finance department, is moving forward with the conversion of parking meters to smart meters.</p> <p>Dominic concluded that he would reach out to Laura Black, Director of Development Services, to provide further information and to make recommendations regarding the parking structure and the creation of a parking district fund.</p> <p>3.c. Dominic provided a map of new developments in Downtown Chula Vista on page 15 of the agenda packet.</p> <p>Dominic reported on the Development Services Department (DSD) information of the parcels and the vacant spaces on Third Avenue.</p> <p>Marco asked Kevin Pointer if when a developer proposes a new project, could it be presented or submitted before the committee?</p> <p>Kevin Pointer replied that because it is not regulatory it is not required do so, however, two upcoming options could be:</p> <ol style="list-style-type: none"> 1. To continue receiving updated information on the interactive map that City of Chula Vista staff had provided. 2. Signing up to receive agendas of the City of Chula Vista Planning Commission meetings. 	<p>3.c. No action taken.</p>
<p>4. Old Business – Add or Remove Items</p>	<p>4. It is the practice of DCVA to formally request that an item under Old Business be pulled from the agenda and</p>	<p>4. No action taken</p>

	placed on a future Agenda for Discussion and/or Action. Nothing to report.	
6. Other:	6. Nothing to report.	6. No action taken
7. Next Meeting:	7. The next Land Use Committee meeting will take place as needed at the DCVA Office.	7. No action taken
8. Adjournment:	8. Meeting adjourned at 12:28 am.	8. The Land Use Committee unanimously approved.

Minutes taken by: Michelle Thomas de Mercado, NCA Staff