CITY OF CHULA VISTA Development Services Department

ZONING ADMINISTRATOR
NOTICE OF DECISION

NOTICE IS HEREBY GIVEN THAT THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA considered an application for a Planned Sign Program ("PSP") for wall and monument signage at an existing, expanded medical office as described below:

Date:	**March 21, 2025**
Applicant:	**Stephen Atteberry**
Project Number:	**PSP24-0004**
Project Location:	**1400 East Palomar Street (APNs: 642-560-01)**
Project Planner:	**Robert Narvaez, AICP**

The Applicant proposes to install three wall signs and one monument sign on the subject property ("Project"). Section VI.4.G, Design Review and Approval, of the Planned Community District Regulations for the Otay Ranch Sectional Planning Area ("SPA") One Plan covering Village One, Village One West, and Village Five requires comprehensive sign programs for any development within the Villages to ensure unified design that is integrated with building architecture. The provision further authorizes the Zoning Administrator to approve such programs.

The approximately 4.67-acre site is owned by Sharp Healthcare ("Property Owner") and is zoned C (Commercial), RM2 (Residential Multi-Family Two), and CPF (Community Purpose Facility), with a General Plan Land Use Designation of MUR (Mixed-Use Residential).

ENVIRONMENTAL REVIEW

The Project qualifies for a Class 11 categorical exemption pursuant to Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines because it consists of construction or placement of minor structures accessory or appurtenant to an existing commercial facility. No further environmental review is required.

HOUSING IMPACT

Neither the subject property nor any portion thereof was identified in the General Plan's Housing Element to accommodate a portion of the City's allocation toward addressing regional housing needs.

THE ZONING ADMINISTRATOR, under the provisions of Section VI.4.G of the Planned Community District Regulations for the Otay Ranch SPA One Plan, finds that the proposed Project is consistent with the comprehensive sign regulations adopted as part of the Planned Community District Regulations for the Otay Ranch SPA One Plan. All signs are generally compliant with the comprehensive sign regulations in terms of design, size, compatibility, and placement. The proposed monument sign colors and materials are compatible with the primary building's colors and materials. The proposed wall signs are complementary to the overall design of the medical center and consistent with the proportion and scale of elements within the primary building's facade.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR HEREBY APPROVES Planned Sign Program PSP24-0004 as described above, subject to the following conditions. These ongoing conditions shall apply to the Project for as long as it relies upon this approval:

1. Approval of this sign program shall not waive compliance with any applicable provisions of the Chula Vista Municipal Code ("CVMC") nor any other applicable laws and regulations in effect at the time of permit issuance.

2. Signs shall comply with this approved sign program and all applicable provisions of the California Building Code, the CVMC, and the Otay Ranch SPA One Plan.

3. This sign program shall become void and ineffective if not utilized within three (3) years of the effective date thereof (March 21,2028) in accordance with CVMC 19.14.260. Failure to comply with any conditions of approval shall cause this program to be reviewed by the City for additional conditions or revocation.

4. All proposed signage shall conform to the City of Chula Vista's sight distance visibility requirements in accordance with CVMC 12.12.120 and 12.12.130 and Chula Vista Design Standard RWY-05. Signs shall not obstruct the visibility of drivers at street intersections and/or driveways.

5. All signs shall be placed on private property unless an encroachment permit is obtained from the City for any signs located within the public right-of-way. An encroachment permit shall be required for any private facilities within public rights-of-way and/or City easements prior to the final inspection of a sign for which the appropriate permit has been issued.

6. Each sign approved in this sign program shall obtain a sign permit and building permit as required by the Otay Ranch SPA One Plan, the CVMC, or the Director of Development Services. Signage shall be installed in accordance with this approved sign program, and approval of additional signage not authorized by this Notice of Decision shall require amendment of this sign program by the Zoning Administrator.

7. Prior to the installation of the landscape improvements approved with Building Permit No. B22-1493 (approved April 29, 2024), the Property Owner shall coordinate with the landscape architect of record associated with the subject property to revise any landscape improvements that conflict with the proposed main freestanding directional signage (identified in this sign program as Sign A) to the satisfaction of the Director of Development Services or designee.

8. The Property Owner and Applicant shall and do agree to fully and timely indemnify, protect, defend, and hold harmless the City, its City Council members, officers, employees, and representatives from and against any and all liabilities, losses, damages, demands, claims, and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) the City's approval and issuance of this permit and (b) the City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

9. If any of the foregoing conditions fails to be met, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fails to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted; deny or further condition issuance of all future building permits; deny, revoke, or further condition all certificates of occupancy issued under the authority of approvals herein granted; institute and prosecute litigation to compel their compliance with said conditions; or seek damages for their violation. Neither the Applicant nor any successor in interest gains vested rights by the City's approval of this permit.

10. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood, and agreed to the conditions contained herein and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the Project and corresponding application for building/grading permits and/or business license be held in abeyance without approval.

_____ _____

Stephen Atteberry — Date
Applicant

_____ _____

Hollis Gentry — Date
for Sharp Healthcare
Property Owner

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA, CALIFORNIA, this 21st day of March 2025.

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D. Todd Philips, Ed.D.
Zoning Administrator