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 a Conditional Use Permit application for a medical and dental office as described below:

Date:	**January 9, 2026**
Applicant:	**Purple Mountain Empire I, LLC**
Project Number:	**PLN25-0039 (CUP25-0039)**
Project Location:	**1061 Tierra Del Rey, Suites 200 and 201 (APNs: 640-293-32-07 and 640-293-32-08)**
Project Planner:	**Mathew Sterling, Assistant Planner**

The Applicant requests approval of a Conditional Use Permit (CUP) to operate medical and dental offices within an existing office building at 1061 Tierra Del Rey, Suites 200 and 201 ("Project"). The Applicant is the owner of the two suites ("Property Owner"). The subject property is in the Employment Park Limited Industrial District (EP-1B) zone of the Rancho Del Rey Sectional Planning Area (SPA) I Planned Community and is designated IL (Limited Industrial) in the Chula Vista General Plan. Section IX-A.1C7 of the Rancho Del Rey SPA I Planned Community District Regulations requires a Conditional Use Permit for medical and dental offices.

The medical and dental offices will operate 2,943 square feet within two suites of the existing 24,500 square-foot building. No exterior changes to the building or project site are proposed.

The proposed offices will operate Monday through Friday from 8:00 A.M. to 6:00 P.M. and Saturday through Sunday from 9:00 A.M. to 7:00 P.M. The medical and dental offices will have a maximum seating capacity of 16, with up to eight staff members on-site at any given time. The proposed use is compatible with the existing office building and will not interfere with other permitted uses on the site.

ENVIRONMENTAL REVIEW

The Project was reviewed for compliance with the California Environmental Quality Act ("CEQA") and determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines because the Project involves minor alterations to existing facilities, with negligible or no expansion of use, and none of the conditions outlined in Section 15300.2 for exceptions to the categorical exemption exist. No further environmental review is required.

HOUSING IMPACT

The Project is located within the EP1B zone of the Rancho Del Rey SPA I Plan, which is intended for light industrial uses with some office uses. No housing is proposed as part of this Project. 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. There is no net loss of housing capacity as it pertains to the City's Regional Housing Needs Allocation (RHNA).

THE ZONING ADMINISTRATOR, under the provisions of Section 19.14.030(A) of the Chula Vista Municipal Code ("CVMC"), as well as the applicable provisions of the Rancho Del Rey SPA I Plan, makes the following findings as required by CVMC 19.14.080:

FINDINGS

The proposed use at this particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood or the community.

The EP-1B (Employment Park Limited Industrial District) zone of the Rancho Del Rey SPA I Planned Community is intended to allow compatible professional offices and lists the uses of medical and dental offices as a conditional use. It was found that the proposed medical and dental offices will provide a convenient choice for residents and workers in the area to meet their medical and dental needs. The Project will also contribute to employment opportunities in the area. The owner plans to lease space for the designated uses to provide these services to the community.

Such use will not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, nor will it be injurious to property or improvements in the vicinity.

The proposed uses of medical and dental offices are permitted under the Conditional Use Permit and is proposed as part of an existing office building. The Project's proposed onsite parking and circulation was reviewed by City staff and was determined to be sufficient based on the hours of operation proposed. The proposed use and defined times will have minimal impact to the surrounding neighborhood.

The proposed use will comply with the regulations and conditions specified in Title 19 of the CVMC and applicable provisions of the Rancho Del Rey SPA I Plan for such use.

Per the Rancho Del Rey SPA I Planned Community, medical and dental offices or clinics require 1 parking space per 200 square feet of gross floor area with a minimum of five parking spaces. The parking analysis of the site, including all suites, uses, and operating hours, show an excess of parking of 14 parking spaces.

This permit requires the Applicant and Property Owner to fulfill conditions and comply with all applicable regulations and standards specified in the CVMC for such uses. Further, it is found that the conditions placed upon this permit are in approximate proportion to the nature and extent of the scale and intensity of the use in that the conditions imposed are directly related to the characteristics of the use.

Granting this conditional use will not adversely affect the General Plan of the City or the adopted plan of any government agency.

The Project's proposed use is compatible with the General Plan designation of IL as part of an existing office building in the EP-1B zone. The conditions placed on this Project are intended to protect the community against negative impacts that may or may not be caused by the proposed use. The goals, objectives, and policies of the General Plan are not negatively impacted by approval of this permit.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Conditional Use Permit PLN25-0039 (CUP25-0039) as described above, subject to the following conditions. Unless otherwise specified, these conditions shall be satisfied prior to the issuance of any subsequent permit relying upon this approval. Approval of this permit shall not waive compliance with Title 19 of the CVMC and all other applicable

standards at the time of permit issuance in reliance upon this approval. Additional requirements for subsequent approvals may be imposed, depending upon whether additional approvals are required:

CONDITIONS

The following conditions shall apply to the Project and the Project Site for as long as they rely upon this permit:

1. The Applicant shall maintain the Project and the Project Site in accordance with the approved plans for PLN25-0039, which include a site plan on file with the Development Services Department.

2. The Applicant shall execute this permit only as the authorized use. Any new use or modification/expansion of uses shall be subject to the review and approval of the Zoning Administrator.

3. 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.

4. Any violations of the terms and conditions of this permit may result in the imposition of civil or criminal penalties and/or the revocation or modification of this permit.

5. 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 its 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.

6. The Applicant/Property Owner shall execute this document by making a true copy and signing this original permit and the copy on the lines provided below, said execution indicating that the Applicant/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 shall indicate the Applicant/Property Owner's desire that the Project, and the corresponding application for building permits and/or business license, be held in abeyance without approval.

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Linda L. Greenberg
for Purple Mountain Empire I, LLC
Applicant/Property Owner

Date

APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA, CALIFORNIA, this 9 day of January 2026.

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Anna Colamussi
Zoning Administrator