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 Conditional Use Permit ("CUP") to allow the use of a rentable event space within an existing suite as described below:

Date:	**March 6, 2026**
Applicant:	**Gather SD Event Space**
Project Number:	**CUP24-0028**
Project Location:	**861 Harold Place, Suite 207 (APN: 595-280-09)**
Project Planner:	**Caroline Young**

The Applicant requests approval of a Conditional Use Permit to operate an event hall located at 861 Harold Place ("Project") in a suite within the light industrial business center in the Eastlake II Sectional Planning Area. The individual suite is owned by Harold Place LLC ("Property Owner") and is zoned Business Central District (BC-1), with a General Plan Land Use Designation of Limited Industrial (IL) in the Chula Vista General Plan.

The proposed Project is to allow the use of a 2,100 square-foot rentable event space on the first floor of the suite. The second floor will be reserved for staff offices. The suite will operate as a rental space, available for private events by reservation. Such uses may include a conference/meeting space, banquet, event hall, religious meetings, studio/gallery space, and ballet/karate rehearsal space, birthday parties and other private events. Customers will rent the venue as a blank canvas, bringing in their own food, decorations, and other necessities for their gatherings. Tables and chairs can be provided if requested. A small kitchenette, mirrored wall for instructional classes, and restrooms are provided within the suite.

Monday through Thursday, the maximum number of events will be one (1) event per hour with a maximum of 36 people per event. These are reserved for smaller events such as dance rehearsals, musical instrument practice, karate, acting, singing, after school enrichment activities or classes, corporate meetings, small church gatherings, or similar type of uses. During the weekend, large events will occur such as private family celebrations, church prayer service, corporate events, or similar type of uses. There will be one (1) event on Friday evening, three (3) events each on Saturday and Sunday, with the minimum booking of at least five hours with a maximum of 75 people per event.

ENVIRONMENTAL REVIEW

The proposed Project was reviewed for compliance with the California Environmental Quality Act (CEQA) Guidelines and determined that the project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. 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.

FINDINGS

The Zoning Administrator, under the provisions of Section 19.14.030(A) of the Chula Vista Municipal Code ("CVMC"), makes the following findings pursuant to CVMC Section 19.14.080:

The proposed use at this location is necessary or desirable and will contribute to the general wellbeing of the neighborhood or the community.

The proposed use will provide a convenient choice for residents looking for places to rent an event hall for private events, particularly for citizens residing in Chula Vista, and specifically in the eastern portion of the city. The proposed use will contribute to the general wellbeing of the community by also allowing commercial business to rent the space as needed as their business grows before finding a permanent location. The proposed site is in a light industrial/office area within a business district that contains similar types of service business, such as physical training, instructional studios, clinics, dental offices, churches, real estate, and other service uses. Conditions of approval regarding operational characteristics are included to ensure the general wellbeing of 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 event hall will have a variety of uses during varying times, as the suite is rented out per the Project's application and Project Information Form for Transportation Studies (PIF, or described herein as the Traffic analysis) as to not impact the existing uses within the business district. All project-related activities will be conducted indoors and have been conditioned as part of this CUP so as to not adversely affect adjacent businesses or properties. 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 for the different uses. Large events are only scheduled on the weekend to have minimal impact to the surrounding neighborhood.

The proposed use will comply with the regulations and conditions specified in the Eastlake II Sectional Planning Area (SPA) Plan for such use.

The Project will utilize the existing parking and infrastructure on the site. There is a total of 143 parking spaces within the business center, with each suite having two (2) assigned parking, 89 unassigned parking spaces and six (6) disabled parking. The unassigned parking spaces (including the six disabled spaces) are shared amongst the different tenants. Per the Traffic analysis, the Project meets the required parking based on the proposed type of uses each day and the maximum number of attendees per event when reviewed against the parking required for the existing uses of the site. Additionally, this permit requires the Applicant and Property Owner to fulfill conditions and comply with all applicable regulations and standards specified in the Eastlake II Sectional Planning Area (SPA) Plan for such uses. Further, the conditions placed upon this permit are in approximate proportion to the nature and extent of the impacts created by the use(s) in that the conditions imposed are directly related to the size and impacts of the use(s).

Granting this Conditional Use Permit will not adversely affect the General Plan of the City or the adopted plan of any government agency.

The General Plan designates the site as Limited Industrial. This finding is met because the operation of the Project, as approved by a Conditional Use Permit pursuant to the Eastlake II Sectional Planning Area (SPA) Plan, is consistent with Limited industrial (IL) permitted land uses. Thus, the proposed project is consistent with the Limited Industrial (IL) General Plan land use designation and will not adversely affect implement of the General Plan. 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(s). 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 CUP24-0028 as described above, subject to the following conditions. Approval of this permit shall not waive requirements for compliance with Title 19 of the CVMC and all other applicable standards at the time of permit issuance. Additional requirements for subsequent approvals may be imposed, depending upon whether additional approvals are required:

Development Services Department – Planning Division

1. Hours of operation for the office will be between 8:00 a.m. and 5:00 p.m. Monday through Friday. The event hall hours will be between 8:00 a.m. and 9:00 p.m. Monday through Thursday and 8:00 a.m. and 12:00 a.m. Friday through Sunday.

2. On Monday through Thursday the maximum number of events shall be one (1) event per hour with a maximum of 36 people per event. The smaller events are designated for rehearsals for dance, karate, acting, singing, musical instruments, after school enrichment activities or classes, corporate meetings, small church gatherings, or similar type of uses.

3. On Friday through Sunday, the maximum number of events shall be one (1) event on Friday evening, three (3) events on Saturday, and three (3) events on Sunday, with the minimum booking of five hours with a maximum of 75 people per event. The larger events are designated for private family celebrations, church prayer service, corporate events, or similar type of uses.

4. All events shall be contained within the suite and not allowed in the parking lot or common areas of the business center. All parking spaces shall be kept free and clear of all structure and reserved for vehicle parking only.

5. Employees shall monitor the clean-up of large events to ensure all trash is removed and placed within the designated trash enclosure. No trash shall be left within the common areas of the business center.

6. The Project shall comply with Chula Vista Municipal Code Section 19.68 Noise Standards. An employee of Gather SD Event Space shall be present and available during large events to monitor the noise level to ensure compliance with these standards. Employee contact information shall be provided to each renter, as part of their contract.

Police Department

1. An employee of Gather SD Event Space shall be present to monitor activities for large events. If alcohol is brought on the premises, an employee shall be present at all times to monitor the use of alcohol consumption.

2. Alcohol shall not be sold on the premises without an ABC Special Events Permit. The Applicant/Owner is responsible to ensure the renter has the necessary permits and policies in place regarding alcohol control.

3. No alcohol shall be allowed outside the building or within the common areas of the business center.

Standard 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 in accordance with the approved plans for CUP24-0028, which include a site plan and floor plan on file with the Development Services Department; the conditions contained herein; and the Eastlake II Sectional Planning Area (SPA) Plan.

2. Approval of this permit shall not waive compliance with all applicable provisions of Title 19 of the CVMC and all other applicable City ordinances in effect at the time of building permit issuance.

3. 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.

4. 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.

5. 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.

6. 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.

7. This permit may be reviewed at any time by the Zoning Administrator to review this use for compliance with the conditions of approval and applicable codes and regulations and may determine, in consultation with the Applicant, whether the Project shall be modified from its original approval or revoked, or whether another review shall be necessary for the Project. If such review is required, the Zoning Administrator shall determine the timeline for review.

8. 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.

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Bernadette Batiancila — Date
For Harold Place, LLC (Applicant/Property Owner)

APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA, CALIFORNIA, this 6th day of March 2026.

Anna Colamussi
Zoning Administrator