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 Design Review application for a mixed-use development in the Otay Ranch Village Eight East Sectional Planning Area ("SPA") as further described below:

Date:	**October 10, 2025**
Applicant:	**HomeFed Village 8E, LLC**
Project Number:	**DR24-0015**
Project Location:	**Otay Ranch Village Eight East, Parcel VC-2 (portion of APN: 644-070-21)**
Project Planner:	**Caroline Young**

The Applicant proposes a mixed-use development that includes 314 multifamily dwellings, 5,000 square feet of ground-floor commercial space, and associated amenities ("Project"). The approximately 11.3-acre Project site is owned by HomeFed Village 8E, LLC ("Property Owner" or "Master Developer") and is in the Village Core ("VC") zone of the Otay Ranch Village Eight East Sectional Planning Area ("SPA"), with a General Plan designation of Mixed Use Residential (MUR).

Each dwelling unit has either a one-car garage or covered carport space, and open parking spaces are distributed throughout the site for resident and guest parking. Enhanced paving is utilized at each driveway entrance. Amenities include a recreation building with a clubhouse, fitness center, sauna, co-working area, and roof deck. There is also an outdoor pool/spa area with cabana lounges, shade structures, a separate lap pool, and a large open lawn. Other amenity areas throughout the site include an enclosed dog park, pedestrian pathways with shade structures, and grilling nodes with tables and seating. The proposed commercial space is located along Savoria Parkway with three (3) separate commercial tenant spaces adjacent to the residential leasing/clubhouse building, including an outdoor dining area for one of the commercial tenants to use.

ENVIRONMENTAL REVIEW

The Director of Development Services reviewed the proposed Project for compliance with the California Environmental Quality Act ("CEQA") and determined that the Project is adequately covered in the previously certified Final Environmental Impact Report for the Otay Ranch University Villages (FEIR 13-01; SCH #2013071077; adopted by City Council Resolution No. 2014-232 on December 2, 2014, with a First Addendum adopted by City Council Resolution No. 2016-254 on December 6, 2016, a Second Addendum adopted by City Council Resolution No. 2021-120 on June 15, 2021, and a Third Addendum adopted by City Council Resolution No. 2024-082 on May 14, 2024). No further environmental review is required.

HOUSING IMPACT

The Project site or a portion thereof was identified in the Housing Element to accommodate a portion of the regional housing need as determined by the Sixth Cycle Regional Housing Needs Assessment ("RHNA") for the San Diego region (SANDAG, 2020). The proposed Project reduces the capacity for low-income units for the site below what was projected in the Housing Element.

Upon approval of the proposed development, the City will no longer have an adequate inventory of sites available to accommodate remaining RHNA obligations for low-income housing during the current Housing Element

planning period. In accordance with the requirements of Government Code section 65583.2, the City will need to take additional action to accommodate its share of the regional housing need pursuant to Government Code section 65584.

THE ZONING ADMINISTRATOR, under the provisions of Chapter 10, Section G.2 of the Otay Ranch Village Eight East Planned Community District Regulations, makes the following findings as required by Chula Vista Municipal Code ("CVMC") 19.14.593:

The Project is consistent with the City of Chula Vista's General Plan, CVMC Title 19, the Otay Ranch General Development Plan, and the Otay Ranch Village Eight East SPA Plan.

Development of the subject property is regulated by the standards of the Otay Ranch Village Eight East Planned Community District Regulations for the VC zone, within which the proposed multifamily and commercial uses are permitted. The Project complies with the Multi-Family Design Guidelines of the Otay Ranch Village Eight East SPA Master Precise Plan and is consistent with the SPA's density allowances. The allowable number of residential units on the site is a total of 314 units, which the Applicant is proposing to build. Each home includes either a one-car garage or covered carport space. Open parking spaces are distributed throughout the site for residents and their guests. A total of 504 parking spaces is required, and the Project proposes 504 spaces. The Applicant is also proposing a total of 5,000 square feet of commercial space for future tenants. A total of 25 parking spaces are required for the commercial use, and the Project proposes 25 spaces.

The dimensions of the parking spaces comply with the development standards outlined in the SPA plan, except for the carport spaces. The Applicant has requested a reduction in size from 10 feet wide by 20 feet deep to nine (9) feet wide by 19 feet deep. Pursuant to Chapter 10, Section 10.F.1 of the SPA plan, this reduction is in substantial conformance with the applicable standards and may be approved by the Zoning Administrator by way of this permit.

The Project is consistent with the design requirements and recommendations contained in the Otay Ranch Village Eight East Design Plan and Master Precise Plan.

The Project meets all applicable development standards in the Otay Ranch Village Eight East SPA Plan, as well as those within the CVMC that may apply. Enhanced architectural details are proposed along the exterior street frontages for both the residential and commercial uses, and the layout of the site provides for a pedestrian-oriented design consistent with the Otay Ranch Village Eight East SPA Plan. Per the Residential Guidelines, the maximum building height is 60 feet, and the Project proposes a maximum height of 56 feet. The Project also meets the requirements for minimum building separation and parking lane/drive aisle setbacks, per the Planned Community District Regulations.

The Project would not adversely affect the health, safety, or general welfare of the community.

The proposed residential and commercial uses will not adversely affect the health, safely, or general welfare of the community as this is an allowed use within the zone and meets all development standards. The Project will not create any significant environmental impacts requiring mitigation in compliance with CEQA. Furthermore, the Project, as conditioned, will comply with all applicable performance standards and noise control provisions to ensure it will not adversely affect the health, safety, or general welfare of the community.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR HEREBY APPROVES DR24-0015 as described above, subject to the following conditions. Unless stated otherwise, these conditions must be met prior to the issuance of a building permit for the Project. Additional requirements may be imposed at the time of development, depending upon the plans submitted for review:

Planning

1. The Applicant shall maintain the Project in accordance with the approved plans for DR24-0015, which include site plans, floor plans, and elevations on file in the Development Services Department, as well as with the conditions contained herein, CVMC Title 19, and the Otay Ranch Village Eight East SPA Plan.

2. The Project shall conform to CVMC 9.20.060 and CVMC 9.20.055 regarding graffiti prevention and removal or as approved by the Director of Development Services.

3. All roof appurtenances, including air conditioners and other roof-mounted equipment and/or projections, shall be shielded from public view and the sound buffered from adjacent properties and streets as required by the Director of Development Services. Such screening shall be architecturally integrated with the building design.

4. All ground-mounted utility appurtenances (transformers, air conditioning condensers, etc.) shall be located out of public view and adequately screened using a combination of concrete or masonry walls, berms, and/or landscaping to the greatest extent possible.

5. All exterior lighting shall include shielding to reduce glare onto adjacent properties. Details for said lighting shall be included in the architectural plans.

6. The Applicant shall obtain a sign permit from the Development Services Department for each proposed sign. Signs shall comply with all applicable requirements of the CVMC and the Otay Ranch Village Eight East SPA Planned Sign Program (PSP24-0002).

Land Development

7. The Applicant shall comply with all applicable conditions of approval for Tentative Map No. CVT 22-0005.

8. The proposed driveways along La Palmita Drive and Savoria Parkway shall conform to the City of Chula Vista's sight distance requirements in accordance with CVMC 12.12.130. Neither landscaping, street furniture, nor signs shall obstruct the visibility of drivers at street intersections or driveway entrances.

9. Prior to the issuance of any building permit for the Project, the Applicant shall obtain a construction permit for the private driveways from La Palmita Drive and Savoria Parkway, which will include associated signage and striping in the City's right-of-way.

10. Prior to issuance of the first building permit for the Project, the Master Developer shall obtain approval of construction permits for public improvements for Main Street and Backbone Streets Phase 1 (IP24-0005 and IP24-0007, respectively) of Otay Ranch Village Eight East, within Final Map Unit 1.

11. Prior to issuance of the first building permit for the Project, the Applicant shall provide the City with recorded documentation demonstrating access easement(s) for the proposed shared driveway along Savoria Parkway between Parcel VC-2 and Parcel VC-3B.

12. The Applicant shall comply with all requirements and guidelines of the CVMC, the City's Subdivision Manual, the City of Chula Vista Design and Construction Standards, the Development Storm Water Manual for Development and Redevelopment Projects, the City's Best Management Practices ("BMP") Design Manual, the Chula Vista Grading Ordinance (No. 1797), and the Subdivision Map Act.

13. Prior to issuance of the final Certificate of Occupancy within the Project, the Applicant shall demonstrate that the public infrastructure serving the Project is constructed and fully operational, to the satisfaction of the City Engineer.

14. Prior to the issuance of any building permit for vertical construction within the Project site, the Applicant shall provide the City with proof of Pad Certification.

15. Prior to issuance of the first building permit for the Project, the Applicant shall document, on applicable plans, compliance with the requirements pertaining to stormwater BMPs. The Applicant shall develop and implement post-construction BMPs in accordance with the regulations in effect at the time of permit issuance.

16. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required as necessary.

17. All proposed sidewalks, walkways, pedestrian ramps, and accessible parking shall be designed to be consistent with the City of Chula Vista Design and Construction Standards, Americans with Disabilities Act Standards, and California Building Code ("CBC") Title 24 standards, as applicable.

18. Prior to issuance of the first building permit for the Project or prior to beginning any onsite grading (whichever occurs first), the Applicant shall obtain a grading permit in accordance with CVMC 15.04. The Applicant shall submit grading plans in conformance with the Subdivision Manual and the City's BMP Design Manual requirements. The plans shall include but not be limited to the following:

    a. Grading plans prepared by a registered Civil Engineer and approved by the City Engineer.

    b. A drainage study and geotechnical/soils investigations, included with the first submittal of grading plans, calculating pre- and post-development flows and showing offsite flows, as well as impacts to downstream properties and storm drain facilities. Grading and drainage design shall incorporate detention of stormwater runoff if post-development flows exceed pre-development flows. The analysis shall include flows from two-year, 50-year, and 100-year return frequency storms. The drainage study shall also demonstrate that no property damage will occur during the 100-year storm event.

    c. All on-site drainage facilities shall be private.

19. The Project's Priority Development Project (PDP) Stormwater Quality Management Plan (SWQMP) is considered conceptually complete and provides adequate information regarding the Project's BMP objectives to move forward with construction drawings. Depending upon the final plans submitted for review and approval, additional requirements may be imposed at the time of development or when a Land Development permit application us submitted.

20. The Project's drainage report is considered conceptually complete and provides adequate information regarding the Project's drainage objectives to move forward with construction drawings. Depending upon the final plans submitted for review and approval, additional requirements may be imposed at the time of development or when a Land Development permit application is submitted.

21. Prior to the issuance of any grading permit for the Project, the Applicant must file a complete and accurate Notice of Intent ("NOI") with the State Water Resources Control Board ("SWRCB") to ensure the applicable phase of the Project is covered under the Construction General Permit (CGP). A copy of the acknowledgement from the SWRCB that a NOI has been received for the Project shall be filed with the City when received. Further, a copy of the completed NOI from the SWRCB showing the permit number for the Project shall be filed with the City when received.

22. Prior to approval of the grading plan and issuance of a grading permit that includes offsite grading, the Applicant shall provide the City with Letters of Permission to Grade from offsite property owners.

23. The following applies to all Project retaining walls:

    a. Structural wall calculations are required if walls are not built per San Diego Regional Standard Drawings or City of Chula Vista Construction Standard GRD-05.

    b. Retaining walls that will be part of a building wall must be approved as part of the building permit for the Project.

    c. Retaining wall drains shall tie into the drainage system.

24. The Applicant shall obtain an improvement plan permit from the Land Development Division for private sewer and/or storm drain systems designed and constructed to public standards and inspected by the Construction Inspection Division.

25. Prior to construction of any private water and fire line/structure systems to be inspected by the Building Services Division and the Fire Department, the Applicant shall obtain a building permit, fire permit, and improvement plan permit for such improvements.

26. The onsite sewer and storm drain systems shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.

27. The Applicant shall obtain a construction permit for all work proposed in the City's right-of-way.

28. Prior to issuance of the first building permit for the Project, the Applicant shall provide the City with a copy of a "Will Serve" letter from Otay Water District.

29. Prior to issuance of the first building permit or construction permit for the Project, the Applicant shall enter into an Encroachment Agreement with the City for any private facilities, temporary or permanent, within the public right-of-way or a City easement.

30. The Applicant shall agree not to protest formation of or inclusion in a maintenance district or zone for the maintenance of landscape medians, scenic corridors along streets, and/or public parks, within or adjacent to the subject development.

31. With the approval of the grading plan and prior to grading permit issuance, the Applicant shall provide digital files of the grading and drainage plans to the City in a format such as AutoCAD .dwg or .dxf (AutoCAD version 2000 or above), ESRI GIS shapefile, or personal geo-database (ArcGIS version 9.0 or above).

Landscape Architecture

32. Concurrently with the building permit set, the Applicant shall submit a complete set of landscape improvement plans. Said plans shall be approved by the Director of Development services or their designee prior to issuance of the first building permit for the Project and shall conform to the following City documents, including but not limited to:

    a. Landscape Water Conservation Ordinance (LWCO), CVMC 20.12

    b. City of Chula Vista Landscape Manual

    c. Shade Tree Policy (No. 576-19)

33. Prior to landscape improvement plans approval, the Applicant shall incorporate in the construction documents strategies, such as root containment and/or regular pruning, for tree species that have a history of aggressive root growth and/or dropping branches (e.g. *Ficus spp., Erythrina spp.)* to the satisfaction of the Director of Department of Development Services or their designee.

34. Prior to the first submittal of the landscape improvement plans, the Applicant shall verify and coordinate all tree planting locations to ensure all planting areas, including parking landscape areas, are consistent throughout the Project and reflected on all Project plans.

35. Prior to City approval, all landscape improvement plans shall be approved by the Otay Water District and County of San Diego Department of Environmental Health as applicable.

36. Prior to issuance of the first building permit for the Project, the Applicant shall submit and obtain City approval of the Project's wall and fencing details for all Project walls and fences. The plans containing such details shall comply with the approved Otay Ranch Village Eight East SPA Plan (including its Village Design Plan and Landscape Master Plan) and other applicable City requirements.

    a. Landscape plans shall indicate the color, materials, height, and location of freestanding walls, retaining walls, and fences. In addition, the plans shall include details such as accurate dimensions and cross-sections for fencing and freestanding walls.

    b. The rough grading plan and/or precise grading plan shall include details such as accurate dimensions and complete cross-sections for proposed retaining walls. Plans shall also include adjacent grading and hardscape improvements.

    c. Footings and geosynthetic reinforcement grids for retaining walls shall not encroach into adjacent public rights-of-way, subject to the review and approval of the Director of Development Services or their designee.

37. Prior to the issuance of Certification of Occupancy for the Project, the Applicant shall have installed Landscape Improvements in accordance with City-approved plans and have had said improvements inspected by City staff, to the satisfaction of the Director of Development Services or their designee.

38. New dwelling units generate Park Acquisition and Development ("PAD") fees in accordance with Chapter 17.10 of the City of CVMC. Payment of the PAD fee per dwelling unit is required in accordance with CVMC 17.10.100; however, pursuant to Ordinance No. 3324, payment of PAD fees is deferred to prior to final inspection. The PAD fee amount shall be based on the rates in effect at the time in which they are due.

    a. The current PAD fee for East Chula Vista projects is $16,553 for each attached multi-family residential dwelling representing a total of $5,197,624 (314 attached units @ $16,553/unit). The PAD fee is adjusted on an annual basis on October 1st and costs are subject to change at that time.

Fire

39. The Applicant shall apply for required building permits. Permits shall comply with applicable codes and requirements, including but not limited to the current edition(s) of the CBC and California Fire Code (CFC) as may be amended by the City of Chula Vista.

40. The Project design shall be in accordance with Title 24 (Building Standards) of the California Code of Regulations (CCR) and City of Chula Vista Fire Ordinances.

The following ongoing conditions shall apply to the Project for as long as it relies upon this approval:

1. Approval of this Project shall not waive compliance with any provisions of the CVMC nor any other applicable laws and regulations in effect at the time of building permit issuance.

2. The Applicant and Property Owner shall and do hereby agree to fully and timely indemnify, reimburse, protect, defend, and hold harmless the City, its City Council members, Planning Commission members, officers, employees, and representatives from and against any and all liabilities, losses, damages, demands, claims, and costs, including any costs and expenses to prepare the administrative record for any challenge to the Project approvals and/or compiling a response to a Public Records Act request(s) to provide the record of proceedings materials for the Project, the City's costs to retain its own defense counsel to defend any challenge to any Project-related approvals, court costs and attorney 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 herein, and the Applicant shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Applicant's and Property Owner's compliance with this provision is an express condition of this permit and shall be binding on any and all of the Applicant/operator's successors and assigns.

3. 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 a successor in interest gains any vested rights from the City's approval of this permit.

4. The Applicant shall comply with all requirements and guidelines of the City of Chula Vista General Plan and the Otay Ranch Village Eight East SPA Plan, as amended from time to time, unless specifically modified by the appropriate department head with the approval of the City Manager.

5. This permit shall expire if not utilized within three years of the approval date or the end of any appeal period unless the Applicant initiates an extension prior to expiration of the permit in accordance with CVMC 19.14.600.

6. All of the terms, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the heirs, successors, assigns and representatives of the Applicant as to any or all of the property.

7. 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.

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(s) for building/grading permits and/or business license(s) be held in abeyance without approval.

_____ _____

Steve Levenson — Date
for HomeFed Village 8E, LLC
Applicant/Property Owner

APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA, CALIFORNIA, this 10th day of October 2025.

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D. Todd Philips, Ed.D.
Zoning Administrator