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 to renew an expired Conditional Use Permit ("CUP") for an existing wireless telecommunications facility on an existing industrial building as further described below:

Date:	**May 27, 2026**
Applicant:	**Michael Crawford for T-Mobile West LLC**
Project Number:	**PLN25-0034 (CUP25-0034)**
Project Location:	**812 Lazo Ct (APN: 640-292-19)**
Project Planner:	**Ben Bernabe**

The Applicant, Michael Crawford for Network Connex on behalf of T-Mobile requests to renew the Conditional Use Permit for an existing Wireless Telecommunications Facility ("WTF") consisting of nine (9) façade-mounted antennas on an existing industrial building and associated equipment ("Project") on a 1.82-acre site within the Commercial (C-1) District of the Rancho Del Rey Sectional Planning Area (SPA) Plan. The project site has a general plan designation of Commercial Retail (CR) in the Chula Vista General Plan. In accordance with CVMC section 19.89.050 a wireless communications facility may be allowed with issuance of a conditional use permit.

The project was previously approved under permit PCC-02-63 on June 7, 2002 by the Zoning Administrator. Condition "I" of PCC-02-63 conditioned the permit to expire five years from the approval date on June 7, 2002. Therefore, the permit would expire on June 7,2007. However, the Applicant did not request an extension prior to the expiration date. The Applicant and property owner were notified on September 9, 2008 that their permit was expired. On November 18, 2008, a new application, PCC-09-014, was submitted by the Applicant to permit the existing WTF. The existing facility was approved on February 9, 2009 (PCC-09-014). A subsequent renewal was issued on July 29th, 2014 (PCC-14-028) and expired on July 29, 2024. No changes will be made to the existing antennas and equipment enclosure.

ENVIRONMENTAL REVIEW

The proposed activity has been reviewed for compliance with the California Environmental Quality Act (CEQA), and it has been determined that the project qualifies for a Categorical Exemption pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and where the exceptions listed in State CEQA Guidelines Section 15300.2 would not apply in that no cumulative impacts were identified, no significant effects on the environment were identified, the project is not adjacent to a scenic highway, no historical resources would be affected by the action, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Thus, 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 19.14.030(A) and 19.89 of the Chula Vista Municipal Code ("CVMC"), makes the following findings as required by CVMC 19.14.080:

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

The use will enhance public convenience by continuing to provide essential communication and increased wireless service in the area. It will not interfere with any existing activities or conveniences of the public, as it will be located on an existing structure and will contribute to the general wellbeing of the community by ensuring uninterrupted cellular service.

Such use will not, under the circumstances of the 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 Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report indicates that the proposed installation will comply with Federal Communications Commission (FCC) regulations upon proper installation of recommended signage and/or barriers. The report indicates that the highest level of RF emissions measured was 0.223 percent of the FCC's MPE limits based on the occupational exposure standard or (1.115 percent of general population standard) and therefore does not exceed the FCC's general public limit for safety. To minimize visual impacts, the facility utilizes a stealth design including architecturally screened roof-mounted antennas; facade-mounted antennas painted and treated as architectural elements to blend with the existing building, thereby concealing the antennas, and an enclosure screening cellular equipment from public views. It will not interfere with any existing activities or conveniences of the public.

This permit will ensure continued access to clear and reliable wireless communications, which can continue to function in the event of an emergency or natural disaster and may help to enhance the general health, safety, and welfare of the citizens of Chula Vista.

The proposed use will comply with the regulations and conditions specified in the CVMC for such use.

Approval of this CUP will require the Applicant and/or Property Owner to fulfill the conditions of approval contained herein, including compliance with all applicable regulations and standards specified in the City's Wireless Telecommunications Facilities Ordinance (CVMC 19.89) and all other City zoning and building regulations. The conditions of this permit are in approximate proportion to the nature and extent of the impacts created by the use in that the conditions imposed are directly related to the size and impacts of the use.

Granting this permit will not adversely affect the General Plan of the City or the adopted plan of any governmental agency.

The integration of cellular facilities with existing uses helps to achieve General Plan Objective PFS 24.2, which encourages siting and design techniques that minimize community impacts, such as using architectural features or details that blend with the surrounding area.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves PLN25-0034 as described above, subject to the following conditions. These conditions shall apply to the Project for as long as it relies upon this approval:

1. The Applicant shall maintain the Project in accordance with the approved plans for PLN25-0034, which include a site plan, equipment plan, elevations, and photo simulations on file in the Development Services Department. The Project shall also maintain compliance with the conditions contained herein and Title 19 of the CVMC.

2. Approval of this permit shall not waive the Applicant's responsibility to comply with all applicable provisions of Title 19 of the CVMC and other applicable City ordinances in effect at the time of building permit issuance or the approval of this permit.

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

4. The Applicant shall cooperate with telecommunications companies in co-locating additional antennas on the subject property, provided said co-locators have received a permit from the City for such use. The Applicant shall exercise good faith in co-locating with other communications companies and sharing the permitted site, provided such shared use does not give rise to a substantial technical-level or quality-of-service impairment of the permitted use (as opposed to a competitive conflict or financial burden). In the event a dispute arises as to whether the Applicant has exercised good faith in accommodating other users, the City may require a third-party technical study at the expense of the Applicant.

5. Within 90 days of cessation of the business operations and use of the antennas, the Applicant shall submit a substitute user to the satisfaction of the Director of Development Services or their designee and/or remove the Project and all associated equipment from the Project Site. If the facility is removed, the Applicant shall restore the Project Site to its original condition. Any changes to this permit shall require a modification to be reviewed by the Zoning Administrator.

6. The Applicant and Property Owner shall and do hereby 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 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 and Property Owner shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Applicant 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.

7. The City reserves the right to review this permit and its approved use if, at any time, it has cause to believe that the use is out of compliance with this permit. Should the use be deemed noncompliant, the Zoning Administrator shall review this permit and determine, in consultation with the Property Owner, whether the permit must be modified from its original approval or revoked, or whether a new permit is required. If a new permit is required, the Zoning Administrator shall determine the timeline for review. Such review shall not result from changes to the applicable standards and regulations in effect at the time of this permit's issuance.

8. 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.

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

10. The Applicant 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 indicates that the Applicant and Property Owner have each read, understood, and agree 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's and Property Owner's desire that the Project and corresponding application(s) for building permits and/or business license(s) be held in abeyance without approval.

_____ _____
Michael Crawford Date
for T-Mobile (Applicant)

_____ _____
Brian Caster Date
for Chula Vista Storage, LP (Property Owner)

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA, CALIFORNIA, this day of May 27, 2026.

Anna Colamussi
Zoning Administrator