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 and Conditional Use Permit (DR24-0013/CUP24-0021)** application for a new proposed drive-through car wash facility as described below:

Date:	**May 21, 2026, at 9:00 a.m.**
Location:	**City Hall, 276 Fourth Ave, Chula Vista Executive Suite 103, Building A,**
Applicant:	**Anish Gala for Quick Quack Car Wash**
Project Number:	**DR24-0013/CUP24-0021**
Project Location:	**1396 Third Avenue (APN: 619-280-61-00)**
Project Planner:	**Mathew Sterling, AICP, Associate Planner**

The Applicant requests approval of a Design Review (DR) and Conditional Use Permit (CUP) to demolish and existing commercial structure and construct and operate a drive-through car wash at 1396 Third Avenue ("Project"). The subject property is in the CCP (Central Commercial Precise Plan) zone of the Chula Vista Municipal Code (CVMC) and is designated CR (Retail Commercial) in the Chula Vista General Plan. CVMC 19.14.582 requires a Design Review for construction of new non-residential buildings in commercial zones and CVMC Section 19.36.030(A) requires a Conditional Use Permit for car washes in the CCP zone.

Per CVMC Section 19.14.040: Other than those as set forth in CVMC 19.14.030(A), the Zoning Administrator shall set the matter for public hearing in the manner provided herein and CVMC 19.12.070 and 19.12.080. The hearing shall be conducted by the Zoning Administrator except as otherwise noted in the conditional uses section of the particular zoning district.

The Project proposes to construct and operate a 3,608 square-foot drive-through car wash facility on a proposed 0.97-acre parcel with two queueing payment kiosks, 18 vacuum parking spaces and 4 standalone parking stalls. The proposed drive-through car wash will operate Monday through Friday from 7:00 A.M. to 9:00 P.M. and Saturday through Sunday from 8:00 A.M. to 9:00 P.M. with up to three staff members on-site at any given time. The proposed use is compatible with the existing shopping center 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 32 categorical exemption pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines because the Project is consistent with the general plan designation and policies as well as zoning designations and regulations, occurs within city limits on a project site no more than five acres substantially surrounded by urban uses, is located on a site that has no value as a habitat for endangered, rare or threatened species, and which approval would not result in any significant effects relating to traffic, noise, air quality, or water quality, 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 CCP (Central Commercial Precise Plan) zone of the Chula Vista Municipal Code, which is intended for the community's business centers, commercial corridors, and mixed-use commercial and residential developments. 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 19.14.582(B) of the Chula Vista Municipal Code ("CVMC"), makes the following findings as required by CVMC 19.14.593:

DESIGN REVIEW FINDINGS

The proposed project is consistent with the City of Chula Vista's General Plan and Chula Vista CVMC Title 19.

The CR (Retail Commercial) General Plan designation is intended to allow a range of retail shopping and services, including neighborhood, community and regional shopping areas, and may include limited thoroughfare retail and automobile-oriented services.

The CCP (Central Commercial Precise Plan) zone of the CVMC is intended for the community's business centers, commercial corridors, and mixed-use commercial and residential developments. Pursuant to CVMC Section 19.36.030(A), car washes subject to the provisions of CVMC Section 19.58.060 shall be permitted with a Conditional Use Permit. The Project meets all applicable developments standards in the CVMC and is consistent with the General Plan land use designation.

The proposed project is consistent with the design requirements and recommendations contained in the City of Chula Vista's Design Manual.

The Project is consistent with the design requirements and recommendations contained in the City's Design Manual. The Project respects the scale, proportion and basic character of the surroundings with sensitivity to adjacent residences, promotes attractive and functional arrangement of building and parking areas with high quality architecture and landscape architecture, and recognizes the importance of parking and circulation for ingress and egress for on-site and off-site circulation.

The proposed architecture is of high quality and exceeds the standards of quality which have been set by the surrounding development. The Project includes concrete masonry unit walls with metal accents that incorporate the company's green and yellow color branding. The site includes 27.2 percent of parking landscape area, exceeding the 10 percent required, and 26.6 percent of total landscaping area, exceeding the 15 percent required, including trees, shrubs, and vines.

The Project places the drive-through facility on the southeast corner of the property, which positions the building to screen the parking lot from public view along the southern right-of-way. Vehicle access to the business will be provided via two existing curb cuts, one along the southern property line and one along the eastern property line, both away from the existing intersection.

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

The Project will be required to follow all performance standards of the CVMC. In addition, the provisions of CVMC Section 19.58.060 for automobile car wash facilities requires soundproofing, limiting hours of operation, locating vacuuming facilities to discourage stacking vehicles entering the site, and designing the location, technology and drainage facilities to prevent damage to infrastructure and use recycled water. The vacuuming stalls are located in the northeast portion of the property away from the residents to the west and south. Furthermore, a condition of approval will require the construction of a zoning wall along adjacent residences to the west to mitigate against noise as analyzed in the approved noise study.

THE ZONING ADMINISTRATOR, under the provisions of Section 19.14.040 of the Chula Vista Municipal Code ("CVMC"), makes the following findings as required by CVMC 19.14.080:

CONDITIONAL USE PERMIT 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 proposed drive-through car wash facility is consistent with the goals, objectives, and land use designations of the General Plan and Chapter 19 of the Chula Vista Municipal Code (CVMC). The project site is located within the Central Commercial Precise Plan (CCP) zone, an area expressly intended to support the community's primary business centers, commercial corridors, and complementary mixed-use developments. The establishment of a drive-through car wash and vacuum facility at this location is both necessary and desirable, as it fulfills a recognized community need by providing a convenient, essential automotive service for local residents, commuters, and workers. Furthermore, the development will contribute to the economic well-being of the neighborhood by generating localized employment opportunities and enhancing commercial activity along an established transit corridor, including offering car wash options within the area, thereby aligning with the community welfare policies of the General Plan.

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.

Staff reviewed the local mobility analysis and determined that the Project's proposed design and operation provides sufficient circulation, parking, and queueing. The proposed use and defined times will have minimal impact on the surrounding neighborhood. A condition of approval will require the construction of a zoning wall along adjacent residences to the west to mitigate against noise as analyzed in the approved noise study.

The proposed use will comply with the regulations and conditions specified in Title 19 of the CVMC for such use.

Per the CVMC Section 19.62.050(7), car washes require three parking spaces for each stall (car wash tunnel) plus one for each employee. The parking analysis of the site, including the maximum three employees expected on site would require five spaces, where 22 are provided. This results in a surplus of parking through a combination of three standard parking spaces, one standard ADA parking space, 17 standard vacuum parking spaces, and one ADA vacuum parking space.

Furthermore, the car wash use in the CCP (Central Commercial Precise Plan) zone is subject to the provisions of CVMC Section 19.58.060 which requires soundproofing, limiting hours of operation, locating vacuuming facilities to discourage stacking vehicles entering the site, and the location, technology and drainage facilities designed to prevent damage to infrastructure and use recycled water.

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 CR (Retail Commercial) in the CCP (Central Commercial Precise Plan) 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 Design Review (DR24-0013) and Conditional Use Permit (CUP24-0021) 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:

Planning Division

1. Prior to issuance of the first new construction Building Permit, the map action under Case No. PRJ25-0001 shall be approved and match the parcel dimensions in accordance with the approved plans for DR24-0013/CUP24-0021. Building Permit for demolition may proceed.

2. The colors and materials specified in the Building Permit must be consistent with the colors and materials shown on the Project plans approved by the Zoning Administrator.

3. A graffiti-resistant treatment shall be specified for all exterior wall and building surfaces. Additionally, the Project shall conform to CVMC Chapter 9.20 regarding graffiti control.

4. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets. Such screening shall be architecturally integrated with the building design and meet height standards.

5. All ground mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping.

6. A zoning wall shall be erected along the western property line, as reflected in the Project plans approved by the Zoning Administrator, per CVMC 19.58.360, and will require a building permit. The wall shall be designed pursuant to applicable City Design Guidelines.

7. All exterior lighting shall include shielding to remove any glare onto the adjacent property. Details for said lighting shall be reviewed and approved prior to the issuance of the first new construction Building Permit.

8. The Applicant shall obtain approval of a Sign Permit for each sign. Signs shall comply with all applicable requirements of the Municipal Code or the Applicant shall be required to submit a Planned Sign Program for Planning Commission review and approval.

9. Prior to the approval of the first new construction Building Permit, the designated noise consultant shall verify on the Building Plans that construction of the carwash will incorporate the features and equipment as specified in the approved Noise Study (prepared by MD Acoustics, LLC on February 5, 2026) or equipment with equivalent or lower noise specifications. This measure shall ensure that no nuisance noise is generated as a result of the operation of this facility.

10. Prior to final inspection, a final noise inspection will be conducted by a third party chosen by the City for an additional fee to verify that all equipment is consistent with the equipment cited in the noise study prepared by MD Acoustics, LLC on February 5, 2026 or with equipment with equivalent or lower noise specifications.

11. Hours of operation for the carwash shall be limited to:
    Monday through Friday: (7:00 A.M. to 9:00 P.M.)
    Saturday and Sunday: (8:00 A.M. to 9:00 P.M.)

12. Carwash facilities shall include water recycling and runoff/pollution prevention features.

Environmental Services Section

1. Prior to issuance of any Building Permit, the Applicant shall comply with the construction and demolition debris recycling requirements set forth in CVMC 8.25.095, including submittal of Waste Management Report and possible payment of a Performance Deposit.

Landscape Architecture Division

1. Upon approval of the Design Review Plans, the Applicant shall submit a complete set of Landscape Improvement plans concurrently with the building permit set. Said plans shall be approved by the Director of Development Services or designee prior to the first new construction building permit issuance for the project and shall conform to the following City documents including but not limited to:
    a. Landscape Water Conservation Ordinance (LWCO), Chapter 20.12 of the City of Chula Vista Municipal Code
    b. City of Chula Vista Landscape Manual
    c. City of Chula Vista Design Manual

    For further information about submitting Landscape Improvement plans and to download a Landscape Improvement review packet see the following link. https://www.chulavistaca.gov/departments/development-services/landscape-architecture

2. Prior to the approval of the Landscape Improvement Plans, the Applicant shall obtain an encroachment permit for all landscape improvements that are privately maintained improvements within the public right-of-way.

3. Prior to the issuance of the final Certificate 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's Landscape Inspector to the satisfaction of the Director of Development Services or designee.

Land Development Division

1. If City personnel determine that carwash queues are regularly stacking onto City streets and/or obstructing internal circulation within the shopping center, the site operator shall meet and confer with City personnel to develop and implement measures to manage or reduce this queueing, to the satisfaction of the City Engineer. These measures may include, but are not limited to, having staff members direct customer vehicles so they do not obstruct the tunnel exit if customers are waiting for a vacuum station to become available. Other measures may be developed based on site observations.

2. The Applicant shall comply with all requirements and guidelines of the City of Chula Vista Municipal Code; the Chula Vista Subdivision Manual; City of Chula Vista Design and Construction Standards; the Development Storm Water Manual for Development & Redevelopment Projects; the City of Chula Vista Grading Ordinance No. 1797; the State of California Subdivision Map Act.

3. The Applicant shall be required to pay Development Services Department Fees based on the final approved building plans for the project including but are not limited to the following:
    a. Transportation Development Impact Fees
    b. Public Facilities Development Impact Fees
    c. Traffic Signal Fees
    d. Parkland Acquisition and Development Fees
    e. Sewer Capacity Fees, and Sewer Administration Fees
    f. Other Engineering Fees as applicable per City of Chula Vista Master Fee Schedule.

4. Prior to Final Building inspection, the infrastructure serving the project site shall be constructed and fully operational to the satisfaction of the Director of the Development Services Department.

5. The Applicant shall deposit any applicable fees in accordance with the City Master Fee Schedule for any required submittals per the Subdivision Manual and Municipal Code.

6. All driveways shall conform to the City of Chula Vista's sight distance requirements in accordance with Section 12.12.120 of the Municipal Code and Chula Vista standard drawing RWY-05 (Sight Distance Requirements). Also, landscaping, street furniture, or signs shall not obstruct the visibility of driver at the street intersections or driveways.

7. The Applicant shall submit an Improvement Plan and obtain a Construction Permit for the installation of any sidewalk, curb and gutter, street trees, private driveways, and associated signage and striping in the City's right-of-way, prior to issuance of any Building Permit.

8. When Grading Plans are submitted for a Grading Permit, all retaining walls shall be noted on the Grading Plans and include a detailed wall profile. Structural wall calculations are required if walls are not built per San Diego Regional Standard Drawings, or City of Chula Vista Construction Standards GRD-05.

9. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required, as necessary. Utilities Trenching and Restoration shall be per Chula Vista Construction Standard GSI-03.

10. It is the Applicant's responsibility to identify, process, and obtain any required permit from any agency or/and jurisdiction for the project prior to issuance of any City permit.

11. Any improvements in the right-of-way beyond the project limits shall be designed and constructed as to not interfere with adjacent businesses, as approved by the City Engineer.

12. Prior to beginning any earthwork activities at the site and before issuance of Building Permit, the Applicant shall submit grading plans to the Land development Division for processing, reviewing, and permitting in accordance with Municipal Code Title 15.04. Plans shall be in conformance with the City's Subdivision Manual and the City's most current Best Management Practices, BMP Design Manual.

13. A letter from the geotechnical engineer deeming the imported material as suitable and a Transportation Permit is required prior to importing any fill material to be used on the site.

14. The applicant shall provide technical reports during the grading plans review including but is not limited to geotechnical, drainage, sewer, and any other required reports. The reports shall be reviewed and approved prior to the issuance of the grading permit.

15. Prior to the issuance of a Land Development Permit, the applicant shall submit a Final PDP Storm Water Quality Management Plan (SWQMP) for review and approval. The Final SWQMP shall incorporate all Best Management Practices (BMPs) necessary to comply with CVMC and may be subject to additional requirements based on the final construction drawings.

16. The applicant shall enter into a stormwater maintenance agreement (SWMA) with the City for all proposed BMPs.

17. Construction Stormwater Pollution Control Plan (CSWPCP) must be submitted and approved prior to issuance of the grading permit.

18. Demolition Permit is required prior to beginning any construction activities.

19. Design Review Drainage Report is considered conceptually complete and provides adequate information on the projects Drainage objectives to move forward into Construction Drawing documents. There may be additional requirements set at the time the development takes place and/or a Land Development Permit is applied for, depending upon final plans submitted for review and approval.

20. Prior to issuance of any Building Permit within the Project, the Applicant shall provide the City with proof of Pad Certification.

21. A "Will Serve" letter from Sweetwater Authority District shall be provided prior to the issuance of any City permit.

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

23. Any proposed sidewalks, walkways, pedestrian ramps, and parking for people with disabilities shall be designed to meet the City of Chula Vista Design Standards, ADA Standards, and Title 24 standards, as applicable.

24. Any proposed private water, sewer, and fire lines structures are to be submitted on a separate Building Plan and permitted by the Building and Fire departments.

25. The sewer easement shall be secured and shown on the Parcel Map which shall be recorded prior to Building Permit issuance.

26. Any proposed trash enclosure shall be a covered trash enclosure and meet requirements of City's most current Best Management Practices, BMP Design Manual Fact Sheet SC-Q.

27. Applicant shall obtain an Encroachment Permit for any private facilities within public right-of-way and/or City easements prior to construction permit or building permit issuance.

28. Prior to Grading Plan approval, the Applicant shall upload digital files in a format such as AutoCAD DWG or DXF (AutoCAD version 2000 or above), ESRI GIS shapefile, file, or personal geodatabase (ArcGIS version 9.0 or above). The files should be transmitted directly to the GIS section using the city's digital submittal file upload website at: http://www.chulavistaca.gov/goto/GIS. The data upload site only accepts zip formatted files.

29. The Applicant is advised that there may be additional requirements set at the time the development takes place, depending upon final plans submitted for Grading, Improvements and/or Building Permits. This response is based solely on the material that were submitted for our review.

BE IT FURTHER RESOLVED by the Zoning Administrator that the following general conditions shall apply to the Project Site for as long as it relies upon this approval:

1. The Applicant shall maintain the Project Site in accordance with the approved plans for DR24-0013/CUP24-0021, which include a site plan, elevations, landscape plans, and floor plans on file with 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 compliance with any provisions of the CVMC nor any other applicable laws and regulations in effect at the time of permit issuance.

3. The Applicant and Property Owner shall and do hereby agree to timely and fully indemnify, protect, reimburse, 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, fees, and expenses to prepare the administrative record for any challenge to the Project approvals and/or compile a response to a Public Records Act request(s) to provide the record of proceedings materials for the Project, the City's cost 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 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 assigned.

4. This Conditional Use Permit shall become void and ineffective if not utilized within three years from the effective date thereof, in accordance with Section 19.14.260 of the Municipal Code. Failure to comply with any conditions of approval shall cause this permit to be reviewed by the City for additional conditions or revocation.

_____ _____

Anish Gala
Applicant/Property Owner

Date

APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA, CALIFORNIA, this 22 day of May 2026.

Anna Colamussi
Zoning Administrator