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 (CUP) application for the establishment of wholesale food establishment within existing commercial/light industrial building, as further described below:

Date:	**May 21, 2026**
Applicant:	**Nicolas Luna**
Project Number:	**PLN25-0019**
Project Location:	**2550 Main Street, Suite A (APN: 622-111-32)**
Project Planner:	**Robert Narvaez, AICP**

The proposed Project consists of a wholesale food establishment within an existing commercial/light industrial building. The wholesale food establishment proposes to operate Monday to Friday between 7:00 a.m. and 7:00 p.m., Saturday between 7:00 a.m. to 4:00 p.m. and Sunday between 8:00 a.m. to 3:00 p.m. The business can accommodate up to ten employees on site and includes a dedicated retail area for food items. The Project is open to the public and other retailers.

The subject property is owned by Cal Holy Investment LLC ("Property Owner") and is zoned CTP (Thoroughfare Commercial Precise Plan); the General Plan designation is CR, (Commercial Retail).

The proposed use 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 interior alterations involving such things as interior partitions, plumbing and electrical conveyances, 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.

The Zoning Administrator, under the provisions of Chula Vista Municipal Code ("CVMC") 19.14.030(A), makes the following findings for a CUP pursuant to 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 community.

The proposed food facility is consistent with the stated purpose of the C-T Zone (CVMC 19.40.010), as it is situated adjacent to a primary thoroughfare designed to cater to both thoroughfare traffic and the surrounding neighborhood. By providing wholesale and retail food opportunities, the project fulfills the intent of CVMC 19.40.020(A), which identifies stores and shops supplying commodities as principal permitted uses intended to serve residents of the City as a whole.

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 or injurious to property or improvements in the vicinity.

The proposed use shall not be detrimental to the health, safety, or general welfare of the persons residing or working in the vicinity or injurious to property or improvements in the vicinity. CVMC 19.62.050 requires wholesale establishments to provide one parking space for each one and one-half persons employed at one time in the normal operation of the establishment, or one for each 1,000 square feet, whichever is greater. The applicant has 10 employees. The applicant has provided 15 spaces for this business while the overall site provides 136 parking spaces. The site has sufficient employee parking within the existing parking area and does not propose removing parking spaces. The entire site is currently designed for on-site traffic circulation and includes a dedicated loading and unloading area for deliveries. All proposed improvements are limited to the building's interior, with no modifications to the existing exterior structure or footprint. Below is an exhibit indicating the proposed and required parking for the site.

PARKING CALCULATIONS					
	BUSINESS	SUITE	HOURS OF OPERATION	REQUIREMENTS	SPACES
BUILDING 1	BEST HOME KITCHEN AND BATH	A/B	MON-SUN: 9AM-6PM	*1 EVERY 600 SQFT*	2
	POLLO AMIGO	C	MON-SUN: 10AM-7PM	1 EVERY 1.5 FIXED SEATS OR *1 EVERY 50 SQFT*	12
	GARCIA'S MEXICAN FOOD	D	MON-THURS: 7AM-4PM, FRI: 7AM-3PM	1 EVERY 1.5 FIXED SEATS OR *1 EVERY 50 SQFT*	12
	MTZ AUTO SPA	H	MON-SAT: 8AM-5PM	*1 EVERY 400 SQFT*	6
	MATTRESS STORE SAN DIEGO	J	MON-SAT: 10AM-6PM	*1 EVERY 200 SQFT*	12
	LALO'S GARAGE	F	MON-FRI: 8AM-6PM, SAT: 9AM-2PM	*1 EVERY 400 SQFT*	6
	UNOCCUPIED SUITE	E	N/A	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	3
	UNOCCUPIED SUITE	G	N/A	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	3
	UNOCCUPIED SUITE	I	N/A	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	3
BUILDING 2	CHULA VISTA FOOD SERVICES INC	A	MON-FRI: 7AM-7PM, SAT: 7AM-4PM, SUN: 8AM-4PM	*1 EVERY 1.5 EMPLOYEE* OR 1 EVERY 1,000 SQFT	15
	PALOMAR IMPORTER	C	MON-SAT: 10AM-6PM	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	8
	FUNCTIONAL REPUBLIC GYM	B	MON, WED: 6AM-12PM/4PM-9PM, TUES, THURS: 6AM-12PM/5PM-9PM SAT: 8AM-11AM	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	8
	UNOCCUPIED SUITE	D	N/A	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	8
BUILDING 3	SOUTH BAY RECYCLING	A/B	MON-SAT: 9AM-5PM, SUN: 8AM-1PM	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	5
	BAJA FLOORING	E	MON-FRI: 7AM-4PM	*1 EVERY 600 SQFT*	3
	PERFORMANCE AUTO REPAIR & SMOG	F	MON-FRI: 8:30AM-5PM	*1 EVERY 400 SQFT*	3
	UNOCCUPIED SUITE	C	N/A	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	3
	UNOCCUPIED SUITE	D	N/A	1 EVERY 1.5 EMPLOYEE OR *1 EVERY 1,000 SQFT*	3
				TOTAL REQUIRED SPACES	115
				TOTAL PROVIDED SPACES	136

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

The purpose of the C-T zone is to provide areas in appropriate locations adjacent to thoroughfares where activities are designed to encourage centers for retail, commercial, entertainment. While the proposed specific use is not specifically listed within the CTP (Thoroughfare Commercial Precise Plan) zoning regulations within Title 19 (Planning and Zoning) of the Chula Vista Municipal Code 19.40 Conditional Uses, it has been determined to be similar and consistent with commercial uses, specifically wholesale bakery related to delivery and sale of goods, allowed under the property's zoning designation with a Conditional Use Permit. The use shall also remain in compliance with all applicable conditions, codes, and regulations.

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

The proposed use is new use and has no impact on the City's General Plan. The wholesale food storage and sales will occupy existing interior space within a commercial building and does not constitute a use inconsistent with the General Plan or the CVMC. General Plan Objective LUT 45 is to provide a strong business district along Main Street and this proposed use will help achieve this objective.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves PLN25-0019 as described above, subject to the following conditions. Additional requirements may be imposed at the time of development, depending upon the final plans submitted for grading, improvement, and/or building permits. Unless indicated otherwise, the following shall be completed to the satisfaction of the Director of Development Services prior to the issuance of building permits and/or approval by the City of Chula Vista for the use of the subject property in reliance upon this approval:

CONDITIONS

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

Planning

1. Hours of operation are strictly to be Monday to Friday between 7:00am and 7:00pm, Saturday between 7:00am to 4:00pm and Sunday between 8:00am to 3:00pm.

   The Applicant shall maintain the Project in accordance with the approved plans for PLN25-0019, which include a site plan on file with the Development Services Department. The Project shall also maintain compliance with the conditions contained herein and Title 19 of the CVMC.

   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. This permit shall become void and ineffective if not utilized within three (3) years of the effective date thereof (May 21, 2029), in accordance with CVMC 19.14.260.

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 and Property Owner shall and do hereby agree to fully and timely indemnify, 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 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 Applicant and Property Owner 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 conditions of this permit and shall be binding on any and all of the Applicant's and Property Owner's successors and assigns.

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 fail 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.

6. 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.

_____ _____
Nicolas Luna (Applicant) Date

_____ _____
Peter Hsieh Date
for Cal Holy Investment LLC (Property Owner)

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA, CALIFORNIA, this 21st day of May 2026.

Anna Colamussi
Zoning Administrator