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 development of multifamily dwellings in the Otay Ranch Village Eight West Sectional Planning Area ("SPA") as further described below:

Date:	**May 27, 2026**
Applicant:	**Cameo at Cota Vera, LLC**
Project Number:	**DR24-0017**
Project Location:	**Otay Ranch Village Eight West Parcel L (APN: 644-071-35)**
Project Planner:	**Hector Salgado**

The Applicant proposes to construct 197 multifamily dwellings, and associated amenities ("Project"). The approximately 5.5-acre Project site is owned by Cameo at Cota Vera, LLC ("Property Owner") and is in the Town Center (TC) zone of the Otay Ranch Village Eight West Sectional Planning Area ("SPA"), with a General Plan designation of Town Center (TC).

Each dwelling unit will have one covered parking space, and the Project includes additional parking spaces for residents and guests via surface parking and carport spaces. Enhanced paving is utilized at each driveway entrance. Community Amenities include a clubhouse with a roof deck, fitness center, sauna, and a co-working and meeting space. There is also a pool, pool deck with cabanas, jacuzzi, open lawn area, and an indoor pet washing station.

ENVIRONMENTAL REVIEW

The Project was reviewed 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 ("FEIR") for the Otay Ranch Village Eight West SPA Plan (FEIR 10-03; SCH #2010062093; adopted by City Council Resolution No. 2013-269 on December 17, 2013). The Project is consistent with the FEIR as the density and footprint remain within previously analyzed thresholds, with no new site-specific impacts identified. No further environmental review or documentation is required.

HOUSING IMPACT

Pursuant to California Government Code Section 65863, the Zoning Administrator finds that the project site or a portion thereof was identified in the Housing Element to accommodate a portion of the regional housing need. The estimated capacity on the project site was 418 lower-income units, whereas 197 above moderate-income units are proposed. Although the proposed project does not include lower-income units, the City currently has a buffer of 259 lower-income units. As a result, approval of this project will not create a net loss in the City's lower-income housing inventory.

The Zoning Administrator, under the provisions of Section 9.3.2(A)(6) of the Otay Ranch Village Eight West SPA Plan, 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, the Otay Ranch General Development Plan, and the Otay Ranch Village Eight West Sectional Planning Area Plan.

The subject property is regulated by the Transect T-4:TC standards of the Otay Ranch Village Eight West SPA Plan, which encompasses the Town Center zoning district. The proposed multifamily use is a permitted use and as conditioned, is compliant with all applicable development standards in the Otay Ranch Village Eight West Development Code within the Village 8 West SPA Plan except as described below.

While the dimensions of the parking spaces generally comply with the development standards of the SPA plan, the Applicant seeks a minor deviation for the carport spaces. Specifically, the Applicant proposes a reduction in dimensions 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 request constitutes substantial conformance with applicable standards. Consequently, the Zoning Administrator has the authority to approve this reduction through the issuance of this permit.

Per the Otay Ranch Village Eight West SPA Plan, the subject property is required to provide a minimum of 17,380 square feet of commercial space. In satisfaction of this requirement, prior to issuance of the first building permit for project, the Applicant shall obtain City Council approval of the Community Benefit Agreement that addresses the non-residential requirement for Parcel L, as applicable or an amendment to the Village 8 West SPA Plan that includes the relocation of non-residential square footage from Parcel L to another parcel within Village 8 West.

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

The Project complies with the applicable Design Guidelines of the Otay Ranch Village Eight West Town Center Master Precise Plan and is consistent with the SPA density requirements. The allowable number of residential units on the site is a total of 409 units, and the Applicant is proposing to build 197 units. This site includes 196 units which were previously approved under DR24-0009 resulting in 16 unused units available on the site. Each dwelling unit includes one covered parking space. There are also open parking spaces for residents and their guests. A total of 296 parking spaces is required, and the Project proposes 313 spaces. A total of 39,400 square feet of combined private/common usable open space is required, and the Project proposes a total of 49,567 square feet of combined private/common usable open space. Enhanced architectural details with a variation in materials such as porcelain tiles, cement siding, and metal trim around the windows and metal railings for the exterior balconies and variation in color are proposed along the exterior street frontages, and the layout of the site provides for a pedestrian-oriented design consistent with the Otay Ranch Village Eight West SPA Plan. Per the Residential Guidelines, the maximum building height is 60 feet, and the Project proposes a maximum height of 51 feet.

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

The proposed residential use will not adversely affect the health, safety, 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 DR24-0017 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 DR24-0017, 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 West (SPA) Plan.

2. The Project shall conform to CVMC 9.20.055 and CVMC 9.20.060 regarding graffiti preventions 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 8 West SPA Design Guidelines.

7. Prior to issuance of the first building permit in the Project, HomeFed Village 8, LLC shall obtain City Council approval of the Community Benefit Agreement that addresses the non-residential requirement for Parcel L, as applicable or an amendment to the Village 8 West SPA Plan that includes the relocation of non-residential square footage from Parcel L to another parcel within Village 8 West.

Land Development

1. The Applicant shall comply with all applicable conditions of approval for Tentative Map No. CVT 19-03.

2. The proposed driveways along La Media Parkway and Main Street East shall conform to the City of Chula Vista's sight distance requirements in accordance with CVMC 12.12.130. Landscaping, street furniture, and/or signs shall not obstruct the visibility of drivers at street intersections or driveway entrances.

3. Prior to the issuance of any building permit for the Project, the Applicant shall obtain a construction permit for the two (2) private driveways off La Media Parkway and Main Street East, which will include associated signage and striping in the City's right-of-way.

4. Prior to the issuance of the first Certificate of Occupancy for the Project, the Applicant shall enter into a Cost Sharing Agreement with the Cota Vera Community Association which obligates the Project to pay its

fair share of the cost to maintain landscaping and other improvements within the Homeowner's Association (HOA) common areas that serve the Project.

5. Prior to the issuance of a construction permit, the Applicant shall submit detailed improvement plans for all proposed work in the City's right-of-way. Improvement plans may be included as part of the grading plans or submitted separately as an improvement plan permit application. Signage and striping plans shall be included with the improvement plans and, at a minimum, shall include the following:

    a. Installation of new crosswalk and limit line pavement markings. The plans shall also utilize the marking from Detail 22 of Figure 3A-104 from the California Manual on Uniform Control Devices ("CA-MUTCD") for a minimum of 50 feet along Private Drive "A" and Private Drive "B" from their intersections with Main Street East and La Media Parkway, respectively. All signage and pavement markings shall be in accordance with CA-MUTCD and City of Chula Vista requirements.
    b. A traffic signal modification plan. The plan shall follow PROWAG, CA-MUTCD, and City of Chula Vista requirements.
    c. Location of blue pavement markers identifying proposed fire hydrants (refer to Figure 3B-102 of CA-MUTCD, Examples of Fire Hydrant Location Pavement Markers).
    d. Installation of new stop (R1-1) and no turn (R3-2) signs and STOP and limit line pavement markings; provide 50-foot minimum of detail 22 at proposed driveways. Sight visibility lines shall be shown on the signage and striping plans, and the plans shall indicate removal of any vegetation within said visibility lines.

6. Prior to establishing a permanent connection to the Otay Ranch Village 8 West sewer system, the Applicant shall:
    a. Verify, using Closed Circuit Television (CCTV), the conditions of the existing pipes to be used to re-route flows to the Otay Ranch Village 8 West sewer system;
    b. Repair any deficiencies in the existing pipes to the satisfaction of the City Engineer; and
    c. Flush the temporary sewer pipes with potable water before abandoning them.
    d. The Otay Ranch Village 8 West, Parcel "L" (east) approved as DR24-0009 was conditioned to complete the above-mentioned items regarding sewer connectivity for both the east and west portion of Parcel L. If the Village 8 West, Parcel L (east) Applicant completes items a, b, and c prior to the Otay Ranch Village 8 Parcel L (west) Applicant, then Condition 13 is hereby waived.

7. 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.

8. The public infrastructure shall be constructed and fully operational before the final building inspection, to the satisfaction of the City Engineer.

9. 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.

10. 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.

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

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

13. Prior to issuance of the first building permit, 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 Development Storm Water Manual requirements, including but not limited to the following:

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

    b. A drainage study and geotechnical/soils investigations are required with the first submittal of grading plans. The drainage study shall calculate the pre-development and post-development flows and show how downstream properties and storm drain facilities are impacted by the Project. Design shall incorporate detention of storm water 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. The drainage study shall show any off-site flows.

    d. All onsite drainage facilities shall be private.

14. The Design Review Priority Development Project ("PDP") Storm Water Quality Management Plan ("SWQMP") is considered conceptually complete and provides adequate information regarding the Project BMP's 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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 a construction permit for such improvements.

20. The onsite sewer and storm drain systems shall be private (including the proposed insert for sewer odor and corrosion control). All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.

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

22. 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.

23. 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.

24. 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.

25. With the approval of the grading plan and prior to grading permit issuance, the Applicant shall provide digital files 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

1. 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 designee prior to the first 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. Shade Tree Policy (No. 576-19).

2. 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.

3. All Landscape Improvement plans shall be approved by the Otay Water District and County of San Diego Department of Environmental Health as applicable, prior to City approval.

4. Prior to issuance of the first building permit for the Project, the Applicant shall submit for review 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 Village 8 West SPA Plan, Landscape Master Plan, and other applicable City of Chula Vista requirements.

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

    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 hard-scape improvements.

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

8. Prior to issuance of the building permit, the Applicant shall include additional plant material at the Main Street East driveway to provide additional screening and to reduce the visual impact of the on-site parking stalls from the public right-of-way.

9. 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 designee.

10. The Applicant shall comply with all requirements outlined in Section 4 of the recorded Grant of Easement, License and Maintenance Agreement (GELMA), recorded on November 5, 2020, under Document no. 2020-0691765. This includes providing an Assignment of Obligations per Exhibit E of the GELMA, which shall address the maintenance of landscaping and irrigation within the right-of way, specifically the areas extending from back of sidewalk to property line along Main Street East and La Media Parkway. This shall be submitted for City review prior to the approval of the Landscape Improvements Plans and recorded prior to the issuance of the project's first Certificate of Occupancy.

11. New dwelling units generate Park Acquisition and Development (PAD) fees in accordance with Chapter 17.10 of the City of Chula Vista Municipal Code. 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 $16,730 for each attached multi-family residential dwelling representing a total of $3,295,810 (197 attached units @ $16,730/unit). The PAD fee is adjusted on an annual basis on October 1st, and costs are subject to change at that time.

Fire

1. The Applicant shall apply for and receive approval for all required construction permits prior to any construction.

2. The Project design shall be in accordance with CA Title 24 (Building Standards) and City of Chula Vista Fire Ordinances.

Environmental Services

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

Standard Conditions

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
for Cameo at Cota Vera, LLC
Applicant/Property Owner

Date

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

Reyna Ayala for Anna Colamussi

Anna Colamussi
Deputy Director of Development Services/Zoning Administrator