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 PLN26-0001 (DR26-0004)** application for the construction of a 270-unit, 100 percent affordable multifamily residential development, as described below:

Date:	**July 24, 2026**
Applicant:	**Meta Housing Corporation**
Project Number:	**PLN26-0001/DR26-0001**
Project Location:	**Otay Ranch Village 8 East (APN: 644-070-41**
Project Planner:	**Tanairi Romano, Associate Planner**

The Applicant requests approval of a Design Review (DR) to construct a 270-unit, 100 percent affordable multifamily residential development within the Otay Ranch Village 8 East Sectional Planning Area ("Project"). The Project consists of one four-story residential building containing affordable rental units. The subject property is located within the Otay Ranch Village 8 East Sectional Planning Area (SPA) and is governed by the Village 8 East Planned Community District Regulations. The project site is designated Mixed Use Residential in the City's General Plan. Pursuant to Section 10.G.0 of the Village 8 East Planned Community District Regulations, the proposed development is subject to Administrative Design Review by the Zoning Administrator.

The development consists of one four-story residential building containing 270 affordable rental units, including 120 one-bedroom units, 81 two-bedroom units, and 69 three-bedroom units. The Project includes 440 parking spaces, including 428 resident parking spaces and 12 visitor parking spaces.

The Project also includes a variety of indoor and outdoor resident amenities, including two landscaped courtyards totaling 17,550 square feet (Courtyard A- 6,050 square feet and Courtyard B – 11,500 square feet), a 1,228-square foot Community Center, an 882-square foot Fitness Room, a 583-square foot Yoga/Weight Room and 27,425 square feet of passive landscaped open space. Together, the Project provides 47,668 square feet of common usable open space for residents.

STATE DENSITY BONUS

The Project is located in the VC_1 zoning designation, with a permitted density of 45 units per acre. With an acreage of 7.56, up to 340 units can be built. The applicant is proposing a total of 270 units, 213 of which will be restricted to households earning at or below the lower-income limit of 80 percent of Area Median Income (AMI) and 54 of which will be restricted to very low-income households earning at or below 50 percent of AMI. The remaining three units will be reserved for exclusive use by onsite staff. As a proposed 100 percent affordable (exclusive of staff units) multifamily residential development, the Project qualifies for an 80 percent density bonus, five incentives/concessions, waivers, and reduced parking standards pursuant to California Government Code Section 65915 (State Density Bonus Law). In accordance with California Government Code Section 65915, the Applicant has submitted a Density Bonus application requesting two incentives/concessions to modify certain development standards of the Village 8 East Planned Community District Regulations, and reduced parking standards. The Applicant has not requested waivers or a bonus in the number of units. The requested incentive/concessions and reduced parking requests are summarized below:

- Private open space (incentive/concession) - The Village 8 East Planned Community District Regulations require each dwelling unit to provide 40 square feet of private open space, resulting in a total required private open space area of 10,800 square feet for the proposed 270 dwelling units. Pursuant to the State Density Bonus Law, the Applicant requests a concession from this development standard and does not propose private open space for individual dwelling units. Instead, the project provides 47,668 square feet of common usable open space, including two landscaped courtyards totaling 17,550 square feet, a 1,228-square-foot Community Center, an 882-square-foot Fitness Room, a 583-square-foot Yoga/Weight Room, and 27,425 square feet of passive landscape open space available to all residents.

- Carport Dimensions (incentive/concession) - The Village 8 East Planned Community District Regulations require covered parking spaces and carports to have a minimum dimension of 10 feet by 20 feet. As part of the Applicant's Density Bonus application, the Applicant requests a concession to reduce the minimum carport dimensions to 8 feet by 18 feet. The modified carport dimensions allow the Project to achieve the permitted residential density while providing 440 parking spaces, which exceed the 345 parking spaces required under California Government Code Section 65915(p)(1).

Per California Government Code Section 65915(d)(1), the City shall grant the concessions or incentives requested by the applicant if no findings for denial in subsections (A)-(C) are met. The concessions or incentives result in identifiable and actual cost reductions to provide affordable housing, would not have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources, and is not contrary to state or federal law. Therefore, the concessions or incentives are granted.

ENVIRONMENTAL REVIEW

The Project was reviewed for compliance with the California Environmental Quality Act ("CEQA"). The proposed development is within the Otay Ranch Village 8 East SPA and is covered by the environmental analysis contained in the previously certified General Plan Program Environmental Impact Report, the Final Supplemental Environmental Impact Report for Amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11) (SEIR-09-01), and the Addendum to the Final Environmental Impact Report for the Otay Ranch Village 8 East SPA. Based on these environmental documents, the City determined that the Project would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant impacts, and no subsequent or supplemental environmental document is required pursuant to CEQA Guidelines Sections 15162 and 15164.

HOUSING IMPACT

The Project consists of the construction of 267 units for lower-income households, including 213 units for low-income households and 54 units for very low-income households, 100 percent affordable multifamily residential development. The Project will increase the City's supply of deed-restricted affordable rental housing by providing 267 affordable dwelling units on a housing element site that projected 186 lower-income units, resulting in 81 additional lower-income units.

The Project does not involve the demolition, conversion, or removal of existing residential units and will therefore not create a net loss. Instead, the Project supports the City's Housing Element goals and contributes toward meeting the City's Regional Housing Needs Allocation (RHNA) by expanding the City's inventory of affordable housing.

DESIGN REVIEW FINDINGS

Pursuant to Section 10.G of the Otay Ranch Village 8 East Planned Community District Regulations and the applicable provisions of the Chula Vista Municipal Code Section 19.14.583 through 19.14.600, the Zoning Administrator hereby makes the following findings in support of approval of Design Review Permit PLN26-0001.

The proposed project is consistent with the City of Chula Vista's General Plan, Chula Vista CVMC Title 19, and the Otay Ranch Village 8 East Sectional Planning Area (SPA) Plan.

The proposed project consists of the construction of a four-story, 100 percent affordable multifamily residential development containing 270 rental dwelling units and associated residential amenities on an approximately 7.56- acre project site. The project site's General Plan land use designation is Mixed Use Residential and is located within the Planned Community District of the Otay Ranch Village 8 East SPA, where the proposed residential use is permitted subject to Administrative Design Review approval.

The Project has been reviewed for consistency with the applicable development regulations, design standards, and design guidelines of the Village 8 East SPA Plan, including site planning, building placement, and orientation, building height and massing, architectural design, landscaping, parking, pedestrian circulation, and open space. The project complies with all standards except for the above listed concessions. The Project incorporates high-quality architectural design, enhanced landscaping, and a network of common open space amenities that create a cohesive residential environment consistent with the Village 8 East SPA. The Project's site design and building orientation complement the adjacent Olympian High School campus while implementing the land use and urban design vision established by Village 8 East SPA.

The Project advances the goals and policies of the City's General Plan by providing 270 affordable rental housing units within the Otay Ranch Village 8 East community, expanding the City's supply of affordable housing, and promoting compact, efficient residential development in a planned growth area. The project is located adjacent to State Route 125, providing residents with convenient regional access to other destinations throughout San Diego region. In addition, a planned bus stop along Main Street will enhance access to the public transit. Together, the Project's proximity to State Route 125, the planned transit stop along Main Street, and nearby community facilities promotes a connected neighborhood consistent with the goals of the General Plan and the Village 8 East SPA.

The Project also complies with the applicable provisions of Title 19 of the Chula Vista Municipal Code, Village 8 East SPA. The Project has been reviewed by all applicable City departments, and all comments have been satisfactorily addressed through the project design and Conditions of Approval.

Accordingly, the Project is consistent with the City of Chula Vista General Plan, Title 19 of the Chula Vista Municipal Code, and the Otay Ranch Village 8 East SPA except for the requested concessions.

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

The proposed project is consistent with the design requirements and recommendations contained in the City of Chula Vista Design Manual. The Project incorporates functional and attractive site planning, high-quality architectural design, landscaping, and pedestrian-oriented amenities that are consistent with the Design Manual's objective of promoting orderly and aesthetically pleasing development. The Project has also been

designed in accordance with the Otay Ranch Village 8 East SPA Plan, which establishes the applicable design standards and development framework for the project site.

The Project consists of a four-story residential building containing 270 affordable rental dwelling units organized around a network of common open space amenities, pedestrian walkways, landscaped courtyards, and recreational facilities that promote resident interaction and create a cohesive residential environment. The site design provides safe and convenient pedestrian connections throughout the development and to adjacent public sidewalks, the planned transit stop along Main Street, and nearby community amenities, supporting walkability and multimodal transportation.

The building incorporates variations in height, building massing, roof forms, wall planes, and exterior materials to create visual interest and reduce the appearance of a large building mass. The exterior design features a combination of sand-finish stucco, horizontal lap siding, and vertical siding, complemented by black vinyl windows, and awnings that enhance the building's architectural character. The exterior color palette includes Sherwin-Williams Snowbound (SW 7004), Cornwall Slate (SW 9131), Thunderous (SW 6201), and Tricorn Black (SW 6258), creating a cohesive contemporary appearance throughout the development.

Landscaping and site improvements are integrated throughout the Project to enhance the streetscape and common open spaces. The Project incorporates decorative hardscape, tubular steel fencing, split-face and stone veneer retaining walls, entry monument signage, cantilevered shade structures, bicycle parking, outdoor seating areas, barbecue facilities, fire pits, children's play areas, and landscaped gathering spaces that provide attractive recreational opportunities for residents. Mechanical equipment, utility facilities, and refuse and recycling enclosures are screened from public view and integrated into the overall site design in a manner consistent with the Design Manual.

Accordingly, the Project is consistent with the design requirements and recommendations contained in the City of Chula Vista Design Manual and contribute positively to the architectural character and overall quality of development envisioned for the Village 8 East community.

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

The project would not adversely affect the health, safety, or general welfare of the community. The project has undergone comprehensive review by all applicable City departments, and technical studies addressing geotechnical conditions, traffic, drainage, noise, and environmental considerations have been evaluated as part of the entitlement process. The project complies with the applicable development standards of the Village 8 East SPA Plan, the Chula Vista Municipal Code, and State Density Bonus Law, and has been conditioned to ensure compliance with all applicable federal, state, and local regulations. The approved design provides safe vehicle and pedestrian circulation, adequate emergency access, and supporting infrastructure, while providing 270 affordable residential units in an area planned for urban residential development. Accordingly, the project will not adversely affect public health, safety, or general welfare.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review (DR26-0001) 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:

CONDITIONS OF APPROVAL

Land Development

1. Prior to final inspection for the project, the applicant shall reconfigure the project's eastern access driveway to restrict inbound traffic (i.e., westbound right turns from Main Street) to emergency vehicles only (the "access restriction"). An access control device, such as a gate or other approved barrier, shall be installed at the eastern driveway to restrict access to authorized emergency vehicles and preventing non-emergency vehicles from entering the project site. The access control device shall comply with applicable provision of the California Fire Code and City engineering standards subject to review and approval by the City Engineer and City Fire Marshal. The applicant shall submit improvement plans to the City for all work within the City right-of-way. The plans shall include any and all required modifications to roadway signage, pavement markings, other traffic control devices, and other roadway improvements necessary to implement the access restriction. Such improvements shall be designed in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD), applicable provisions of the City of Chula Vista Subdivision Manual, and other applicable City standards, subject to the review and approval of the City Engineer.
2. Prior to the final inspection on the first building permit for the project, the applicant shall: (1) irrevocably dedicate right-of-way for a ten foot (10') wide one hundred and fifty foot (150') turn pocket and deceleration lane westbound at the western access driveway approach and (2) construct a westbound right turn pocket at the western access driveway in accordance with City of Chula Vista Subdivision Manual, Village 8 East Sectional Planning Area plan, and other applicable City standards, subject to review and approval of the City Engineer.
3. If, following formal Caltrans approval of Project Report for the SR-125 Interchanges Project (EA 43122), substantial changes to the anticipated SR-125/Main Street interchange alignment eliminate the operational need for the Access Restriction, as determined by the City Engineer based on applicable City engineering standards and accepted engineering practices, the applicant may submit a Substantial Conformance Review application and obtain all required permits to remove the Access Restriction. Upon removal of the Access Restriction, the eastern driveway shall be modified to conform to the applicable provisions of the City's Subdivision Manual and other applicable City street design standards, including, if required by those standards, construction of a westbound right-turn deceleration lane and dedication of any necessary right-of-way to the City to accommodate the eastern driveway right turn pocket.
4. The Applicant shall comply with all applicable conditions of approval for Tentative Map No. 22-0005.
5. The proposed driveways along Main Street 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.
6. 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 Main Street, which will include associated signage and striping in the City's right-of-way.
7. Prior to issuance of the first grading permit for the Project, the Applicant shall record a Supplementary Community Declaration for the Annexable Property (newly developed area) to annex to the Community Declaration that provides for the establishment of the Cota Vera Community As-sociation and imposes upon the Cota Vera community covenants, conditions, restrictions, and easements to benefit the overall Cota Vera community. Please provide Supplementary Declaration demonstrating that the Project is not required to annex into the Cota Vera Community Association or be subject to the Community Declaration. Upon receipt, the City will review the documentation and determine whether Condition No. 7 may be removed or revised.
8. Any major deviations from the approved public improvements plans for Main Street, under permit no. IP24-0005, caused by the subject Project, shall be processed as a construction change with the Land Development Division.

9. 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.
10. Prior to the issuance of any building permit within the Project site, the Applicant shall provide the City with proof of Pad Certification.
11. 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.
12. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required as necessary.
13. 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.
14. 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.
15. 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 where grading activities will encroach onto their property, including the California Department of Transportation.
16. 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.
17. The Design Review 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.
18. 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.

19. 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.
20. 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.
21. 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.
22. 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.
23. The Applicant shall obtain a construction permit for all work proposed in the City's right-of-way.
24. 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.
25. 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 subdivision.
26. 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).
27. The Applicant is advised that additional requirements may be imposed at the time of development and/or upon submittal of building, grading, or construction permit applications, depending upon the final plans submitted for said permits.

Planning Division

1. Exterior colors, materials, architectural finishes, and design elements shall match those approved by the Zoning Administrator. Proposed changes shall be reviewed by the Development Services Director or designee and may require a Substantial Conformance Review (SCR). Changes determined not to be in substantial conformance with the approved plans shall require an amendment to this approval.
2. A graffiti-resistant treatment shall be applied to all exterior walls and surfaces. The project shall comply with Chapter 9.20 of the Chula Vista Municipal Code.
3. All roof-mounted mechanical equipment, including HVAC units, vents, and similar appurtenances, shall be screened from public view and architecturally integrated into the building design.
4. All ground-mounted utility equipment, including transformers, backflow preventers, generators, and similar facilities, shall be screened from public view through architectural treatment and/or landscaping.
5. All exterior lighting shall be shielded and directed away from adjacent properties and public rights-of-way to minimize glare. Building permit plans shall identify the location, fixture type, design, dimensions, mounting height, pole type, material, color, shielding, and orientation of all exterior lighting, including manufacturer specifications and fixture details.
6. Prior to issuance of the first building permit, the Applicant shall pay all applicable Development Services Department fees and any outstanding deposit balances.
7. Any project signage shall require a separate Sign Permit and shall comply with the applicable provisions of the Chula Vista Municipal Code unless otherwise exempt.

8. The project shall remain consistent with the approved State Density Bonus application, including all approved incentives, waivers, concessions, and parking standards. Any modifications that affect the approved Density Bonus shall require review and approval by the Development Services Director or designee.
9. The common open space amenities, recreational facilities, landscaped courtyards, pedestrian pathways, and other site amenities shown on the approved plans shall be installed prior to occupancy and maintained for the life of the project.
10. The approved affordable housing unit mix and affordability levels shall remain consistent with the approved project plans and applicable affordable housing agreements. Any modifications shall require review and approval by the appropriate City departments.

Housing Division

1. A density agreement deed restricting the affordable units for 55 years is required to be recorded prior to building permit issuance. Please reach out to Brian Warwick, Housing Manager with any questions on the agreement at (619) 691-5047 or bwarwick@chulavistaca.gov.

Environmental Services

1. Prior to Building Permit issuance 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.

Landscape Division

1. Concurrently with the building permit set, applicant shall submit a complete set of Landscape Improvement plans for review and approval by the Director of Development Services or designee. The Landscape Improvement plans shall conform to the following City documents including but not limited to:
2. Landscape Water Conservation Ordinance (LWCO), Chapter 20.12 of the City of Chula Vista Municipal Code
3. City of Chula Vista Landscape Manual
4. Shade Tree Policy #576-19
5. Prior to the first submittal of the Landscape Improvement plans, the Applicant shall verify and coordinate with the project team all tree planting locations to ensure all planting areas, including parking, are consistent throughout the project and various disciplines' plans.
6. Irrigation systems shall be approved by Otay Water District and County of San Diego Department of Environmental Health prior to City approval of the Landscape Improvement Plans.
7. Prior to the issuance of the first Certificate of Occupancy, the Applicant shall submit and obtain City approval of the project's detailed wall and fencing plan, demonstrating that all project walls and fences comply with the approved SPA Plan, Village Design Plan, Landscape Master Plan, and all other applicable City of Chula Vista requirements.
8. Plans shall indicate color, materials, height, and location of freestanding walls, retaining walls, and fences. The plan shall also include details such as accurate dimensions, complete cross- sections showing required walls, adjacent grading, landscaping, and sidewalk improvements.
9. 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.
10. Prior to the issuance of each grading permit for the Project, the Applicant shall prepare, submit, and secure, to the satisfaction of the Director of Development Services or their designee, all landscape and irrigation slope erosion control plans. All plans shall be prepared in accordance with the current Chula Vista

Landscape Manual and Grading Ordinance, as may be amended from time to time. (Resolution 2024-082-Condition #56)

11. Prior to Landscape Improvement plans approval, the Applicant shall include 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) to the satisfaction of the Department of Development Services director or designee.
12. 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.
13. The Applicant shall restore and/or install landscaping and irrigation improvements, as necessary, to reestablish erosion control within all sloped areas of the property adjacent to the CALTRANS right-of-way that are disturbed or otherwise impacted by construction activities. All restored or newly installed landscape improvements within the affected slope areas shall be subject to inspection and approval by the City Landscape Inspector and City Engineer prior to the issuance of a Certificate of Occupancy for the project.

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 PLN26-0001(DR26-0001), 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 Design Review 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.

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Meta Housing Corporation Date
Applicant/Property Owner

APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA, CALIFORNIA, this 24th day of July 2026.

Anna Colamussi
Zoning Administrator