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 PLN25-0074 (DR25-0074)** application for the demolition of two existing golf course maintenance buildings totaling 14,526 square feet and the construction of a new 17,800-square foot maintenance facility in the southeastern portion of the San Diego Country Club property, as described below:

Date:	**September 24, 2026**
Applicant:	**San Diego Country Club**
Project Number:	**PLN25-0074/DR25-0074**
Project Location:	**88 L Street (APNs 619-100-12 & 619-100-47)**
Project Planner:	**Tanairi Romano, Associate Planner**

The Applicant requests approval of a Design Review (DR) to demolish two existing golf course maintenance buildings totaling 14,526 square feet and construct a new 17,800-square foot single golf course maintenance Building ("Project"). The Project is subject to Design Review by the Zoning Administrator. The new facility would be in the southeastern portion of the San Diego Country Club property, within an existing recreational-use area. The Project also includes associated site improvements, landscaping, screening, equipment and material storage areas, parking and access improvements. The Project site is located at 88 L Street (APNs 619-100-12 and 619-100-47), is designated Residential Medium High in the City's General Plan and is zoned R-3 (Apartment Residential). Historical aerial imagery of the project site, including imagery dating back to the 1990s, indicates that the area proposed for the new maintenance facility has historically been used as part of the golf course's operational area, including for the stockpiling and storage of soil and other materials.

The proposed 17,800-square foot maintenance facility consists of a 14,350-square foot ground floor and a 3,450-square foot mezzanine. The ground floor includes garage and equipment-storage areas, a maintenance work area, golf-course chemical storage, irrigation and tool-storage rooms, restrooms, and a wash and refueling bay equipped with concrete containment pads. The mezzanine provides administrative and employee-support areas, including offices, a conference room, project room, break room, restrooms, lockers, a janitorial room, and related utility space. Associated site improvements include 27 parking spaces, 12 designated for the office and mezzanine uses and 15 for maintenance operations, including accessible, electric-vehicle-charging, and clean-air vehicle spaces.

ENVIRONMENTAL REVIEW

The Project was reviewed for compliance with the California Environmental Quality Act ("CEQA"). The City determined that the Project is Categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15302, Class 2 (Replacement or Reconstruction), because it involves replacing existing golf course maintenance facilities with a new facility serving substantially the same purpose and operational capacity. The City further determined that none of the exceptions to the use of a categorical exemption identified in State CEQA Guidelines Section 15300.2 apply. Accordingly, no further environmental review is required.

HOUSING IMPACT

The Project consists of replacing existing golf course maintenance facilities and does not involve the construction, demolition, conversion, or removal of any dwelling units. Therefore, the Project would not result in a net loss of housing or otherwise affect the City's housing inventory.

DESIGN REVIEW FINDINGS

Pursuant to Chula Vista Municipal Code Sections 19.14.583 through 19.14.600, the Zoning Administrator hereby makes the following findings in support of approval of Design Review Permit PLN25-0074(DR25-0074) FOR THE San Diego Country maintenance facility project.

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

The proposed maintenance building facility and associated site improvements would support the continued operation and maintenance of the existing golf course.

The Project site has a General Plan land use designation of Residential Medium High and is zoned R-3 (Apartment Residential). The existing golf course was established prior to the site's annexation into the City and prior to application of the City's current General Plan and zoning regulations. Subject to documentation establishing that the use was lawfully established under the regulations applicable at the time, the golf course constitutes a previously conforming use pursuant to CVMC Chapter 19.64 and may continue in accordance with the provisions of that chapter.

The proposed project does not establish a new golf course use or change the underlying General Plan land use designation. Rather, the project replaces existing maintenance facilities that support the continued operation of the established golf course within an existing operational area. The project has been designed and conditioned to address compatibility with surrounding residential development, including applicable development, landscaping, screening, noise, and other performance standards.

The Project has been reviewed for consistency with the applicable development regulations of Title 19 of the Chula Vista Municipal Code, including site planning; building placement, orientation, height, and massing; landscaping; parking; lighting; access; and pedestrian and vehicular circulation. The design has been found to be consistent with all applicable requirements.

The replacement facility incorporates a coordinated architectural design, exterior materials and colors compatible with the surrounding golf course setting, landscaping, and site improvements that enhance the appearance and functionality of the maintenance area. The facility is located within an existing operational area of the golf course and has been designed to consolidate maintenance activities, equipment storage, administrative functions, and related support uses within an organized and cohesive development.

The Project supports the continued operation of the existing golf course while improving the functionality, appearance, and efficiency of its maintenance facilities. The proposed building and associated site improvements are compatible with the existing recreational use of the property and have been designed to minimize potential effects on surrounding properties.

The Project has been reviewed by the applicable City departments, and all comments have been satisfactorily addressed through revisions to the Project design and the Conditions of Approval. Accordingly, the Project is consistent with the City of Chula Vista General Plan and the applicable provisions of Title 19 of the Chula Vista Municipal Code.

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 applicable design requirements and recommendations contained in the City of Chula Vista Design Manual. The Project incorporates functional site planning, coordinated architectural design, landscaping, screening, parking, and circulation improvements consistent with the Design Manual's objective of promoting orderly, functional, and aesthetically pleasing development.

The building incorporates vertically ribbed metal wall and roof panels, accent metal trim, painted metal personnel doors, and overhead roll-up doors painted to match the adjacent wall panels. Additional architectural elements include aluminum-framed window systems with insulated vision glass, aluminum storefront doors with dual-pane glazing, and metal-framed canopies finished with perforated aluminum panel systems. Concrete stairs with painted steel-tube handrails and screened mechanical and service areas further integrate the building's functional components into the overall design.

Maintenance, equipment-storage, chemical-storage, wash, and refueling areas are consolidated within designated portions of the site and incorporate appropriate screening and containment features. Landscaping and other site improvements soften the appearance of the facility and provide an appropriate transition between the maintenance area and the surrounding golf course.

The City of Chula Vista Design Manual's Commercial Design Guidelines address the compatibility of building form, size, color, materials, and roofline with surrounding development (pp. III-37–III-38). They also encourage consistent, harmonious use of materials and colors and screening of outdoor equipment that is integrated with the building's architecture (pp. III-39–III-40). The guidelines for screening and service areas further address visibility and potential effects on adjacent uses (p. III-36). The Project responds to these recommendations through its coordinated exterior finishes, screened mechanical and service areas, and landscaping along areas adjacent to residential properties.

Accordingly, the Project is consistent with the applicable design requirements and recommendations contained in the City of Chula Vista Design Manual. Through its coordinated materials and colors, architectural detailing, screening of mechanical and service areas, and consideration of the surrounding setting, the Project contributes positively to the appearance, functionality, and overall quality of the San Diego Country Club property. The design has been found to be consistent with all applicable requirements.

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

The project has been reviewed by the applicable City departments for compliance with relevant development, building, fire, access, drainage, and environmental requirements. The proposed Project is located within an existing golf course operational area and is designed to support the continued maintenance of the golf course while minimizing potential effects on surrounding properties and public areas. The project has been conditioned to ensure compliance with all applicable federal, state, and local regulations, including requirements related to site operations, emergency access, vehicle circulation, drainage, and environmental protection. Accordingly, the project would not adversely affect the health, safety, or general welfare of the community.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review (PLN25-0074(DR25-0074) 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

Landscape

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 #576-19

2. Prior to the final building inspection, the Applicant shall have installed landscape improvements associated with the Project, per all approved and signed Landscape Improvement plans to the satisfaction of the City of Chula Vista Landscape Inspector and of the Director of Development Services or designee.

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.

Land Development

1. 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.

2. The Applicant will be required, based on the Final Building Plans submitted, to pay all applicable fees per the master fee schedule.

3. The Applicant shall submit grading plans to the City for review and obtain a Land Development Permit. Plans shall be in conformance with the City's Subdivision Manual and Chula Vista Municipal Code ("CVMC") Title 15.04 requirements. Any non-standard retaining walls may require a building permit in association with the Land Development Permit.

4. 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.

5. Prior to issuance of construction and building permits the Applicant shall document on applicable plans compliance with the requirements pertaining to Best Management Practices (BMPs). The Applicant shall

develop and implement post construction Best Management Practices (BMPs) in accordance with the most recent regulations at the time of grading and building permit issuance.

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 street intersections or driveways.

7. Project shall comply with all requirements of the MS4 Permit and City of Chula Vista BMP Design Manual, December 2015 and as amended for both construction and post-construction phases of the Project. Documentation shall be provided, to the satisfaction of the City Engineer, to demonstrate such compliance. A copy of the BMP Design Manual is available on the City of Chula Vista website @ City of Chula Vista - BMP Design Manual.

8. Project's total on-site improvements exceed Engineering Threshold of (currently: $84,542.72), per CVMC, Chapter 12.24 and in accordance with Council Policy 563-02, the applicant is required to obtain a Construction Permit from the Land Development. A Construction Permit is required to perform the following work in the City's right-of-way, which may include, but is not limited to:

    a. Installation of curb, and gutter, and sidewalk per SDRSD G-03 along the property's frontage (Moss Street and Naples Street). Sidewalk shall be designed and constructed with proper transitions to existing conditions.
    b. Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-03 along the property's frontage to the satisfaction of the City Engineer.

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

10. 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.

11. 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.

12. All proposed sidewalks, walkways, pedestrian ramps, and disabled parking shall be designed to meet the City of Chula Vista Design Standards, ADA Standards, and Title 24 standards, as applicable.

13. Any private facilities within public right-of-way or City easement will require an Encroachment Permit/Agreement prior to Improvement Plan or Building Permit approval.

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

Planning

1. The applicant shall maintain the Project in accordance with the approved plans for PLN25-0074 / DR25-0074 on file in the Development Services Department as well as with the conditions contained herein and CVMC Title19.

2. A graffiti-resistant treatment shall be specified for all wall and building surfaces to a minimum of 10 feet above finished grade. This shall be noted on any building and wall plans and shall be reviewed and approved prior to the issuance of building permits. Additionally, the Project shall conform to CVMC 9.20.035 and CVMC 9.20.055 regarding graffiti control or as approved by the Director of Development Services.

3. All roof appurtenances, including air conditioners and other roof-mounted equipment and/or projections (excluding solar photovoltaic systems and related equipment), shall be shielded from 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. Prior to building final, the Applicant shall repair or patch damaged portions of the existing eastern fence, where feasible, and install additional landscaping along the eastern fence on the Project property to provide additional screening. The type, quantity, and location of the additional landscaping shall be consistent with the landscape plans approved as part of the Design Review process, subject to the Development Services Director's approval. A new masonry wall shall not be required.

5. Prior to final inspection, the applicant shall install and permanently maintain landscaping along Project areas adjacent to residential uses, including trees, shrubs, and other screening vegetation intended to provide visual buffering between the maintenance facility and neighboring residential properties.

6. Buildings shall be designed to minimize energy consumption, in compliance with California Building Energy Efficiency Standards, Title 24, Parts 6 and 11.

7. Approval of this permit shall not waive compliance with all applicable provisions of Title 19 of the CVMC and all other applicable City ordinances in effect at the time of building permit issuance.

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

9. The approved use shall operate in a manner that is reasonably compatible with surrounding properties and any excessive noise, odors, vibration, glare, or other nuisances shall be managed in accordance with applicable City standards and regulations.

10. The Applicant shall ensure that all Project operations comply with the applicable City of Chula Vista noise standards at the property line of the adjacent residential uses located east of the Project site. Any operations or equipment use at the Project site occurring during nighttime hours shall comply with the applicable City nighttime noise standard. Equipment specifically identified in the Operational Noise Assessment as requiring daytime-only operation shall be limited to the permitted daytime operational periods as required by applicable City standards and regulations. The Applicant shall maintain compliance with all recommendations and operational measures identified in the Operational Noise Assessment prepared by Ldn Consulting, as approved by the Development Services Director.

11. Development shall substantially conform to the approved plans on file with the Development Services Department.

12. All exterior lighting shall be shielded and directed away from adjacent residential properties. Lighting fixtures shall be designed to minimize glare and spillover onto neighboring properties and public rights-of-way.

13. Prior to issuance of any grading permit, the applicant shall retain a qualified paleontologist to prepare a Paleontological Resource Impact Mitigation Program (PRIMP) for review and approval by the Development Services Director and City Engineer. The PRIMP is required because Project grading includes approximately 13,900 cubic yards of cut and may reach a maximum depth of approximately 14 feet within an area underlain by the moderately sensitive Lindavista Formation (i.e., very old paralic deposits).

14. The approved PRIMP shall be incorporated into the Project's grading plans and construction documents and shall include, at a minimum:

    a. Monitoring by a qualified paleontological monitor, working under the direction of a qualified paleontologist, during grading and excavation that reaches native or previously undisturbed geologic deposits at depths of five feet or greater;
    b. Procedures for temporarily halting or redirecting work in the event paleontological resources are discovered;
    c. Evaluation, recovery, documentation, and laboratory preparation of significant paleontological resources;
    d. Curation of recovered resources and associated records at an appropriate accredited repository; and
    e. Preparation of a final paleontological monitoring report documenting the monitoring activities, resources encountered, treatment measures implemented, and disposition of any recovered materials.

    If paleontological resources are encountered during grading or construction, all work within the immediate vicinity of the discovery shall cease or be redirected until the resource has been evaluated by the qualified paleontologist. Work may resume in the affected area only after the paleontologist has completed the appropriate treatment measures and authorized construction to proceed.

    Prior to final approval of the grading permit, the applicant shall submit the final paleontological monitoring report to the Development Services Director and City Engineer. If no paleontological resources are encountered, the report shall document that monitoring was completed in accordance with the approved PRIMP.

15. If archaeological resources are discovered during grading or excavation, work shall cease within the vicinity of the discovery until the resources have been evaluated by a qualified archaeologist. Appropriate treatment measures shall be implemented prior to resumption of work.

16. If human remains are encountered during ground-disturbing activities, all work shall immediately cease in accordance with Health and Safety Code Section 7050.5. The San Diego County Coroner shall be notified immediately. If the remains are determined to be Native American, the procedures of Public Resources Code Section 5097.98 shall be followed.

17. Fertilizers, pesticides, herbicides, fuels, oils, and other hazardous materials shall be stored within designated covered and secured areas equipped with secondary containment. Such materials shall not be stored where an accidental release could enter the storm drain system, landscaped areas, or adjacent properties. Storage, handling, spill response, and disposal shall comply with all applicable Fire Department, County, state, and federal requirements.

18. The Project shall operate substantially as described in the approved project description. Any substantial change in the nature or intensity of operations beyond those approved under PLN25-0074/DR25-0074 may require additional environmental review and discretionary approval.

19. The project shall be constructed and operated in substantial conformance with the final technical studies and plans reviewed as part of PLN25-0074/DR25-0074, including the Air Quality and Greenhouse Gas Screening Assessment, Biological Resources Letter Report, Phase I Cultural Resource Survey, Operational Noise Assessment, Paleontological Assessment, Project Information Form for Transportation Studies, Geotechnical Investigation, Phase I Environmental Site Assessment, and CEQA Notice of Exemption Substantiation Memorandum, except as modified by these Conditions of Approval.

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 PLN25-0074(DR25-0074), 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. 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 unless the Applicant initiates an extension prior to expiration of the permit in accordance with CVMC 19.14.600.

3. 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.

4. 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 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.

5. 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.

6. The Applicant shall comply with all requirements and guidelines of the City of Chula Vista General Plan, the Chula Vista Municipal Code, the Chula Vista Landscape Manual, the Chula Vista Design Plan, and the Non-Renewable Energy Conservation Plan as amended from time to time, unless specifically modified by the appropriate department head with the approval of the City Manager.

7. 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.

8. Any violations of the terms and conditions of this permit may result in the imposition of civil or criminal penalties and/or the revocation or modification of this permit.

_____ _____

Chuck Merriman, Chief Operating Officer — Date
San Diego Country Club
Applicant/Property Owner

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

Anna Colamussi
Zoning Administrator