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 an application for a Planned Sign Program (PSP) for wall and monument signage at the Cota Vera Town Center as described below:

Date:	**September 11, 2026**
Applicant:	**HomeFed Village 8, LLC**
Project Number:	**PLN26-0026 (PSP26-0026)**
Project Location:	**Cota Vera Town Center (APN: 644-071-34)**
Project Planner:	**Benjamin Bernabe**

The Applicant proposes an amendment to the existing Cota Vera Town Center Planned Sign Program (PSP22-0003), which includes the addition of one 19-square-foot illuminated monument sign measuring nine feet one-half inch wide by two feet one inch tall (9'-0 ½" x 2'-1") featuring the word "Lifetime" at the northern vehicular driveway entrance to Parcel H-1 and one 69-square-foot illuminated wall sign on the west elevation of the Lifetime Fitness Center building measuring 17 feet eight and one-quarter inches wide by one foot six inches tall (17'-8 ¼" x 1'-6") featuring the words "Beach Club" in blue and silver painted aluminum letters. The subject areas are zoned Park (P) and T-4 Town Center (TC) Zone within the Otay Ranch Village 8 West Sectional Planning Area (SPA), with a General Plan land use designation of TC (Town Center).

ENVIRONMENTAL REVIEW

The proposed activity 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 15311 (Accessory Structures), which consists of the construction of, or placement of minor accessory structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) on premise signs; 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.

HOUSING IMPACT

Neither the subject property nor any portion thereof was identified in the General Plan's Housing Element to accommodate a portion of the City's allocation toward addressing regional housing needs, and the Project does not propose adding additional units to the City's existing housing stock. There is no net loss of housing capacity toward the City's regional allocation resulting from the Project.

THE ZONING ADMINISTRATOR, under the provisions of Section 3.7 of the Planned Community District Regulations for the Otay Ranch Village 8 SPA, makes the following findings:

The proposed signage is consistent with the sign guidelines adopted for the Otay Ranch Village 8 West (ORV8W) Planned Community District Regulations and the Chula Vista Municipal Code ("CVMC").

Section 3.7 of the Otay Ranch Village 8 West Planned Community District Regulations provides guidelines for signs within the planned community to ensure unity and cohesiveness. Furthermore, the ORV8W Town Center Master Precise Plan required the establishment of the existing PSP for the Town Center. The additional monument and wall signs are compatible with the existing sign program and the existing signs on the project site in terms of design, scale, material, and color scheme.

The proposed signage is consistent with the site design guidelines of the ORV8W SPA Plan and the ORV8W Town Center Master Precise Plan.

The proposed amendment to the PSP is in conformance with the site design guidelines of the ORV8W SPA Plan and the ORV8W Town Center Master Precise Plan, which states that entries into parking lots and structures shall be convenient and easy to find through the location and/or signage (V8W MPP 5.5 (e.) & V8W SPA 4.3.7 (6)) and entries shall be enhanced through signage (V8W MPP 5.4 (g)). The additional monument sign will promote easy identification of the driveway entrance to the Lifetime Fitness lot. The new wall sign would be located above the western pedestrian entrance to the Lifetime Fitness building.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR HEREBY APPROVES PLN26-0026 (PSP26-0026) as described above, subject to the following conditions. These ongoing conditions shall apply to the Project for as long as it relies upon this approval:

CONDITIONS

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

1. All applicable PSP22-0003 Conditions of Approval shall remain in full force and effect.

2. The Applicant shall maintain the Project in accordance with the approved plans for PSP26-0026, which include a site plan and architectural elevations on file with the Development Services Department. The Project shall also comply with the conditions herein and all applicable provisions of Title 19 of the CVMC, except as otherwise approved through the sign program. Any modifications to these plans shall be subject to the approval of the Director of Development Services or their designee.

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'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.

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 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.

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.

Nicholle Wright *For* HomeFed Village 8, LLC
Applicant/Property Owner

09/15/2026
Date

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA, CALIFORNIA, this 11th day of September 2026.

Reyna Ayala for Anna Colamussi
Anna Colamussi
Deputy Director of Development Services/
Zoning Administrator