



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 to renew a Conditional Use Permit (“CUP”) for an existing wireless telecommunications facility as described below:

Date:	July 30, 2024
Applicant:	ATC Sequoia, LLC (Verizon Wireless)
Project Number:	CUP23-0027
Project Location:	980 Industrial Blvd (APN:617-010-35)
Project Planner:	Caroline Young

The proposed Project would renew the expired CUP (PCC-09-022) for a 49-foot wireless telecommunications facility disguised as a palm tree and the associated ground-level equipment enclosure located within the parking lot of an existing storage facility. No physical changes are proposed to the existing tower or equipment enclosure.

The subject property is owned by SSGT III 970 Industrial Blvd, LLC (“Property Owner”) and is zoned Industrial (IP), with a General Plan land use designation of Limited Industrial (IL).

The Director of Development Services has reviewed the proposed Project for compliance with the California Environmental Quality Act (“CEQA”) and determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. No further environmental review is required.

The Zoning Administrator, under the provisions of Chula Vista Municipal Code (“CVMC”) 19.14.030(A), makes the following findings as required by CVMC 19.14.080:

The proposed use at this location is necessary or desirable and will contribute to the general wellbeing of the neighborhood or the community.

The proposed use will continue to provide public convenience by providing essential communication and increased wireless service in the area. It will not interfere with any existing activities or conveniences of the public as it is located within an existing wireless facility and will contribute to the general wellbeing of the community by ensuring uninterrupted cellular service for the surrounding area.

Such use will not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, nor will it be injurious to property or improvements in the vicinity.

The proposed use will ensure continued access to clear and reliable wireless communications, which can continue to function in the event of an emergency or natural disaster and may help to enhance the general health, safety, and welfare of the citizens of Chula Vista.

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

The proposed use will continue to comply with the City's development criteria for such use and with all other applicable zoning and building regulations. Further, this permit requires the Applicant and Property Owner to fulfill conditions that are in approximate proportion to the nature and extent of the impacts created by the use in that the conditions imposed are directly related to the size and impacts of the use.

Granting this Conditional Use Permit will not adversely affect the General Plan of the City or the adopted plan of any government agency.

The integration of cellular facilities with existing uses helps to achieve General Plan Objective PFS 24.2, which encourages siting and design techniques that minimize community impacts, such as using architectural features or details that blend with the surrounding area.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves CUP23-0027 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:

1. The Applicant shall maintain the Project in accordance with the approved plans for CUP23-0027, which include a site plan and architectural elevations 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 all applicable provisions of Title 19 of the CVMC and all other applicable City ordinances in effect at the time of building permit issuance.
3. 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.
4. The Applicant shall cooperate with telecommunications companies in co-locating additional antennas on the subject property, provided said co-locators have received a permit from the City for such use at the Project Location. The Applicant shall exercise good faith in co-locating with other telecommunications companies and sharing the permitted site, provided such shared use does not give rise to a substantial technical-level or quality-of-service impairment of the permitted use (as opposed to a competitive conflict or financial burden). In the event a dispute arises as to whether the Applicant has exercised good faith in accommodating other users, the City may require a third-party technical study at the expense of the Applicant.
5. Within 90 days of cessation of the business operations and use of the antennas, the Applicant shall submit a substitute user to the satisfaction of the Director of Development Services and/or remove the Project and all associated equipment from the Project site. If the facility is removed, the Applicant shall restore the Project site to its original condition. Any changes to this permit shall require a modification to be reviewed by the Zoning Administrator.
6. The Property Owner and Applicant shall and do agree to fully and timely indemnify, protect, defend, and hold harmless the City, its City Council members, officers, employees, and representatives from and against any and all liabilities, losses, damages, demands, claims, and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) the City's approval and issuance of this permit and (b) the City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project

site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

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. This permit may be reviewed 10 years from the date of approval (July 30, 2034), at which time the Zoning Administrator may review the use for compliance with the original conditions of approval and any applicable codes and regulations and will determine, in consultation with the Applicant, whether the Project must be modified from its original approval or revoked, or whether another review will be necessary. If such review is required, the Zoning Administrator will determine the timeline for review.
9. 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 any successor in interest gains any vested rights by the City's approval of this permit.
10. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood, and agreed to the conditions contained herein and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the Project and corresponding application for building/grading permits and/or business license be held in abeyance without approval.

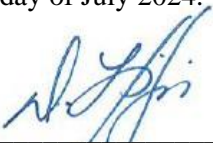
for ATC Sequoia, LLC (Applicant)

Date

for SSGT III 970 Industrial Blvd, LLC (Property Owner)

Date

APPROVED BY THE ZONING ADMINISTRATOR FOR THE CITY OF CHULA VISTA, CALIFORNIA, this 30th day of July 2024.



D. Todd Philips, Ed.D.
Zoning Administrator