

ORDINANCE NO. 2017-9

AN ORDINANCE OF THE CITY COUNCIL OF THE CHARTERED CITY OF VISTA, CALIFORNIA, APPROVING A SPECIFIC PLAN AMENDMENT AND ZONE CHANGE AFFECTING 42 PARCELS LOCATED ALONG S. MELROSE DRIVE, W. BOBIER DRIVE, N. SANTA FE AVENUE, S. SANTA FE AVENUE, AND SERVICE PLACE

Pursuant to Article 11, Section 7 of the California Constitution, the City Council of the chartered City of Vista does ordain as follows:

SECTION 1. The City Council finds and declares that:

A. The City intends to amend the General Plan land use designation, zoning designation, and the Downtown Specific Plan land use map and text affecting 42 existing parcels of land, as follows:

1. Breeze Hill Commercial Centers – Breeze Hill Road/S. Melrose Drive (*Breeze Hill Plaza*, Assessor's Parcel Numbers (APNs): 166-150-65, 66, 67, 68; *Breeze Hill Promenade*, APNs: 166-150-89, 97, and 98). Amend the General Plan land use designation from Mixed Use (MU) to Neighborhood Commercial (CN) and change the zoning designation from M-U(40) to C-1 (Exhibit A);
2. Bobier Drive/N. Santa Fe Avenue Commercial Areas - (*Stater Brothers Plaza*, APNs: 173-321-01, 02, 05, 06 and 08; *McDonalds/Santa Fe Crossroads*, APNs: 161-053-16, 18; *Walgreens*, APNs: 161-051-12, 18, 27, 32, 33, and 35; *7-11 Store*, APN: 161-052-10). Amend the General Plan land use designation from Mixed Use (MU) to Neighborhood Commercial (CN) and change the zoning designation from M-U(40) to C-1 (Exhibit B);
3. Vons Commercial Center – Civic Center Drive/S. Santa Fe Avenue (APNs: 179-080-30, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 60). Amend the General Plan land use designation from Mixed Use (MU) to Neighborhood Commercial (CN), change the Downtown Specific Plan (DSP) land use map from Mixed Use to DSP, C-1 and amend the text of the DSP to accommodate the land use changes (Exhibit C);
4. Santa Fe Service Center – S. Santa Fe Avenue/Service Place (APNs: 180-164-03, 14, 15, 16, 21, 26, 29, and 30). Amend the General Plan land use designation from Mixed Use (MU) to Neighborhood Commercial (CN) and change the zoning designation from M-U(15) to C-1 (Exhibit D);
5. Vacant Parcel – W. Bobier at city boundary (APN: 161-030-07). Amend the General Plan land use designation from Mixed Use (MU) to Medium Density Residential (MD) and change the zoning designation from M-U(40) to R-1-B (Exhibit E).

B. Amending the land use and zoning designations on the commercially developed properties (Exhibits A through D) would be consistent with Goal 7 of the Land Use and Community Identity (LUCI) Element of the General Plan because the proposal would protect existing viable commercial developments and provide an appropriate mix of land uses to support surrounding neighborhoods.

C. Amending the land use and zoning designations on the vacant parcel (Exhibit E) would be consistent with LUCI Goal 3 because it would preserve and protect surrounding single-family residential neighborhoods from land uses that may impact the existing surrounding single-family residential living environment.

D. The provisions set forth below further the goals and policies of the General Plan and promote the health, safety and welfare of the City.

SECTION 2. Zoning Map No. 5 shall be amended as follows:

1. The zoning designation on the Breeze Hill Commercial Centers at Breeze Hill Road/S. Melrose Drive (*Breeze Hill Plaza*, Assessor's Parcel Numbers (APNs): 166-150-65, 66, 67, 68; *Breeze Hill Promenade*, APNs: 166-150-89, 97, and 98) shall be amended from M-U(40) to C-1, as depicted in Exhibit A.

2. The zoning designation on the Bobier Drive/N. Santa Fe Avenue Commercial Areas (*Stater Brothers Plaza*, APNs: 173-321-01, 02, 05, 06 and 08; *McDonalds/Santa Fe Crossroads*, APNs: 161-053-16, 18; *Walgreens*, APNs: 161-051-12, 18, 27, 32, 33, and 35; *7-11 Store*, APN: 161-052-10) shall be amended from M-U(40) to C-1, as depicted in Exhibit B.

3. The zoning designation on the Santa Fe Service Center at S. Santa Fe Avenue/Service Place (APNs: 180-164-03, 14, 15, 16, 21, 26, 29, and 30) shall be amended from M-U(15) to C-1, as depicted in Exhibit D.

4. The zoning designation on the Vacant Parcel at W. Bobier at the City boundary (APN: 161-030-07) shall be amended from M-U(40) to R-1-B, as depicted Exhibit E.

SECTION 3. The land use designation on Figure 2-2, Land Use Map, in the Downtown Specific Plan (DSP) on the Von's Commercial Center at Civic Center Drive/S. Santa Fe Avenue (APNs: 179-080-30, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 60) shall be amend from DSP, Mixed Use (MU), to DSP, Commercial (C-1), as depicted in Exhibit C. The text in Section 2.3 of the DSP shall be amended to reflect the land use map changes, as depicted in Exhibit C.

SECTION 4. The new parking and building setback standards imposed by Ordinance No. 2017-04 will apply to all planning applications other than those projects which had filed formal applications on or before April 11, 2017, and remain active. Active projects are defined as those which have resubmitted plans within 90 days of receiving city comments or those deemed complete.

SECTION 5. If any word, sentence, paragraph, or other portion of this ordinance is deemed to be invalid or unenforceable for any reason by a court of competent jurisdiction, the City Council declares its intent that all remaining words, sentences, paragraphs or portions of the ordinance not held to be invalid or unenforceable shall remain in full force and effect, and shall, be so construed, as if the original ordinance did not contain the invalid or unenforceable language.

SECTION 6. This Ordinance shall be effective on the thirty-first day following the date of its adoption. The City Clerk is authorized and directed to publish a copy in the manner provided by law.

INTRODUCED AND ADOPTED at a meeting of the City Council held on June 27, 2017 by the following vote:

AYES: Mayor Ritter, Aguilera, Franklin, Green

NOES: None

ABSTAIN: None

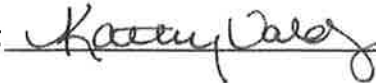


JUDY RITTER, Mayor

APPROVED AS TO FORM:
Darold Pieper, City Attorney

ATTEST:
Kathy Valdez, City Clerk

By: 

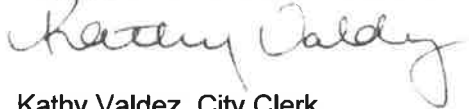
By: 

APPROVED
Jonathan B. Stone
1051 061217

- Exhibits:
- A. Proposed Zoning Changes – Breeze Hill Commercial Centers
 - B. Proposed Zoning Changes – Bobier Drive/N. Santa Fe Commercial Areas
 - C. Proposed Zoning, Specific Plan Map and Text Changes – Vons Center
 - D. Proposed Zoning Changes – Santa Fe Service Center
 - E. Proposed Zoning Changes – Vacant Parcel

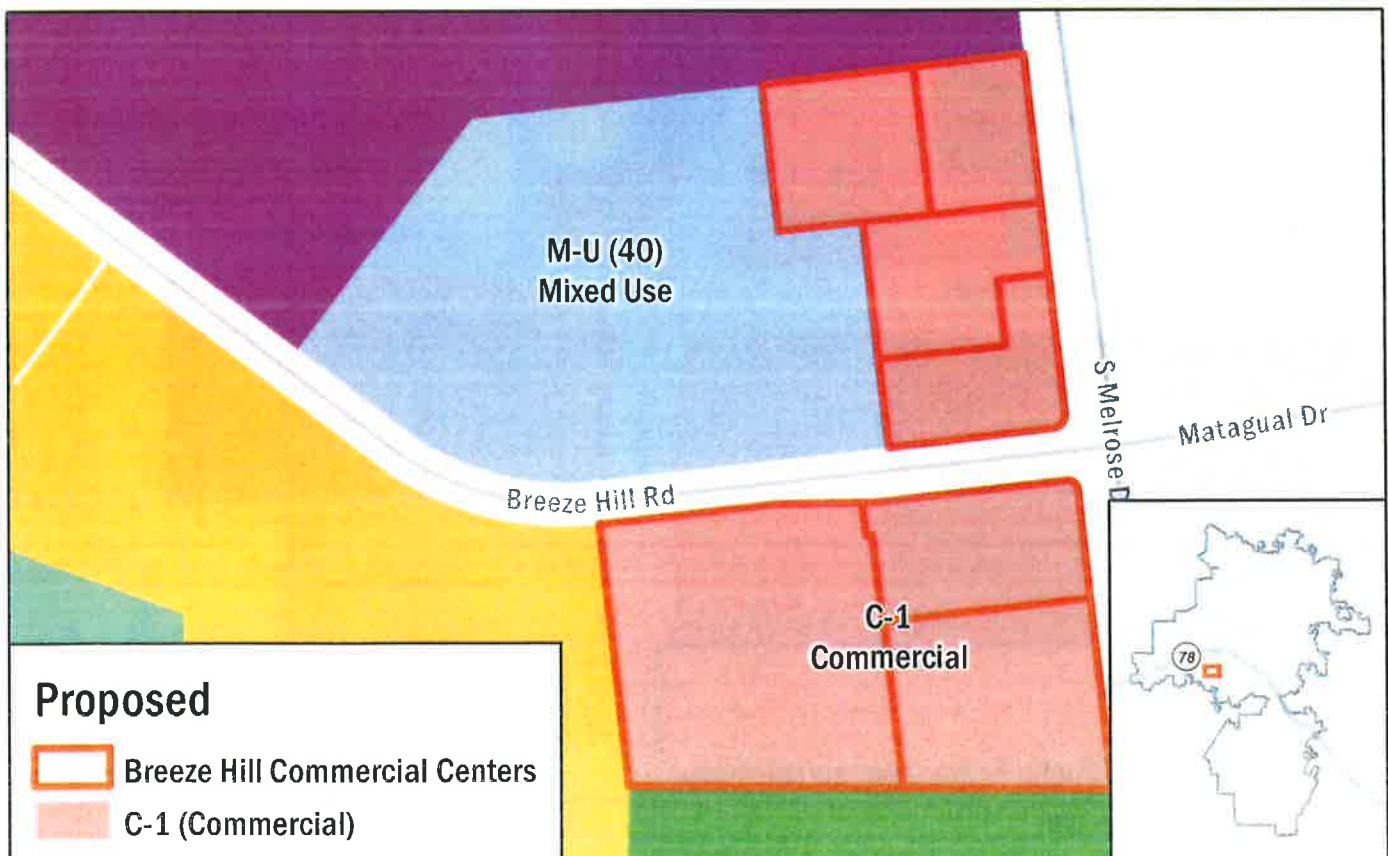
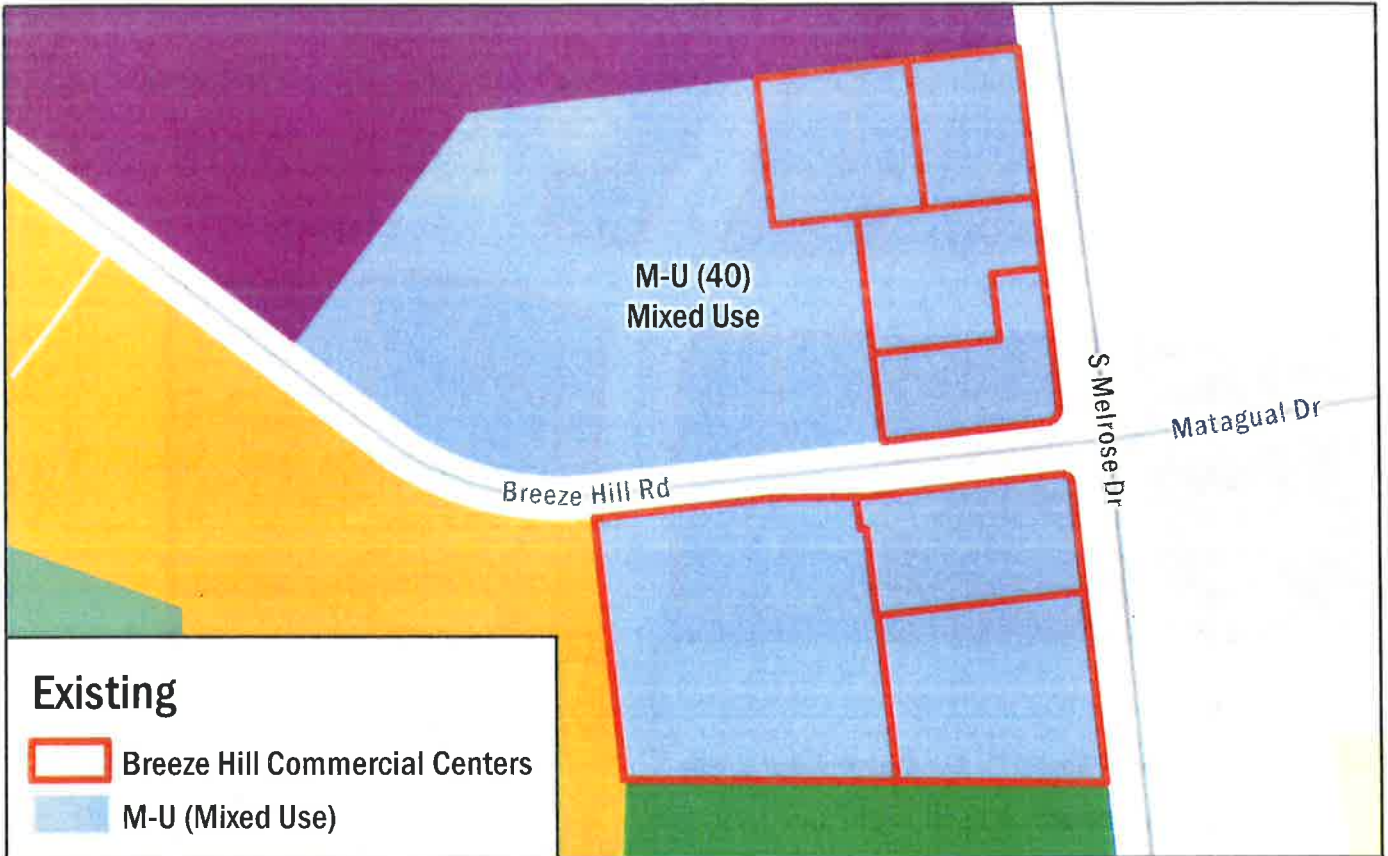
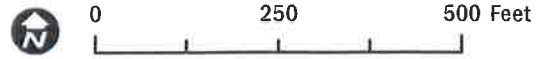
CERTIFICATION

I, Kathy Valdez, City Clerk of the City of Vista, California, certify that I caused the foregoing Ordinance No. 2017-09 to be posted on June 29, 2017, at the following locations within the City of Vista: 1) the Reference Desk of the Vista Branch of the San Diego County Public Library, 700 Eucalyptus Avenue; 2) the Lobby Counter at the Gloria E. McClellan Senior Center, 1400 Vale Terrace Drive; and 3) the City Clerk's Office, 200 Civic Center Drive.

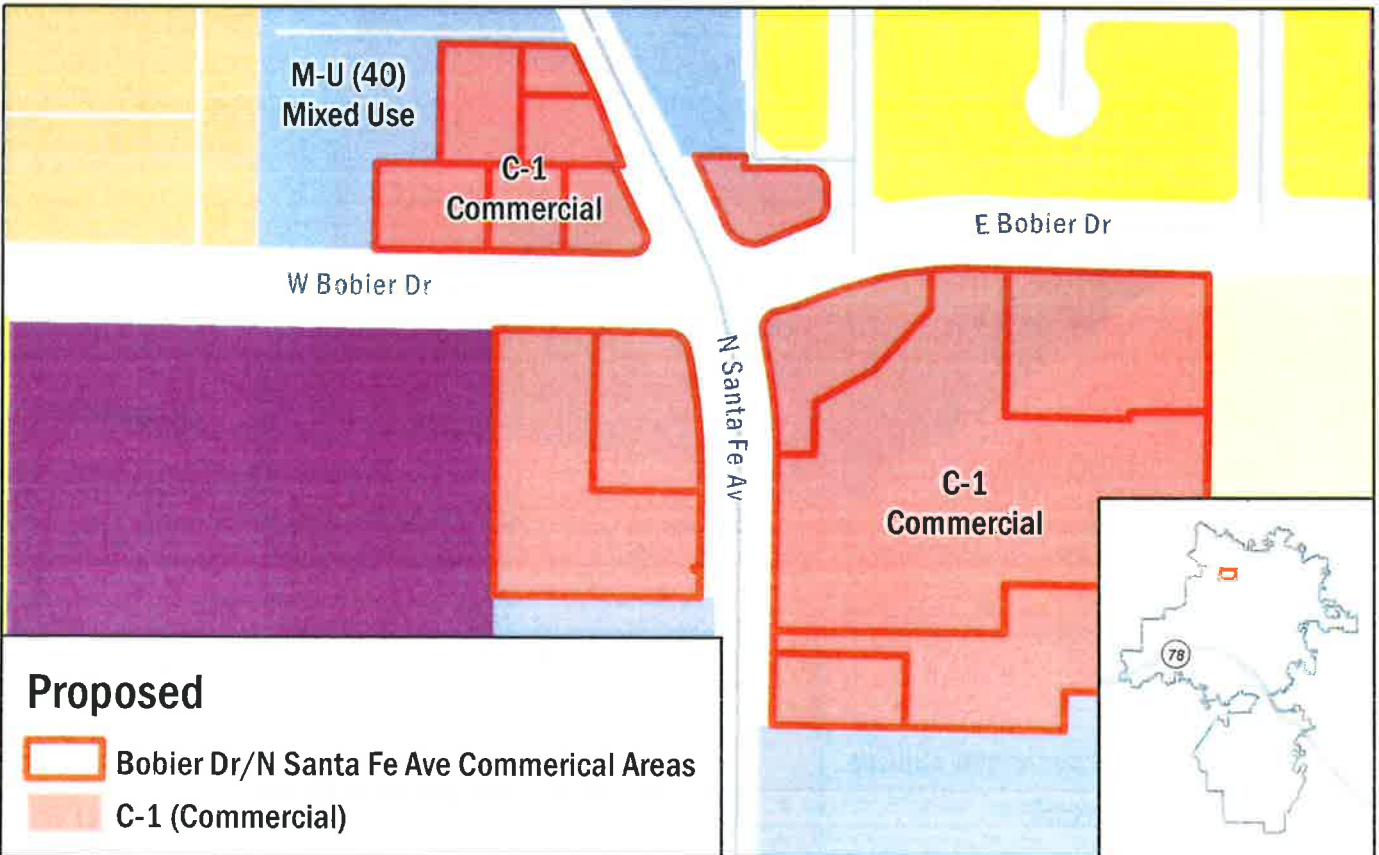
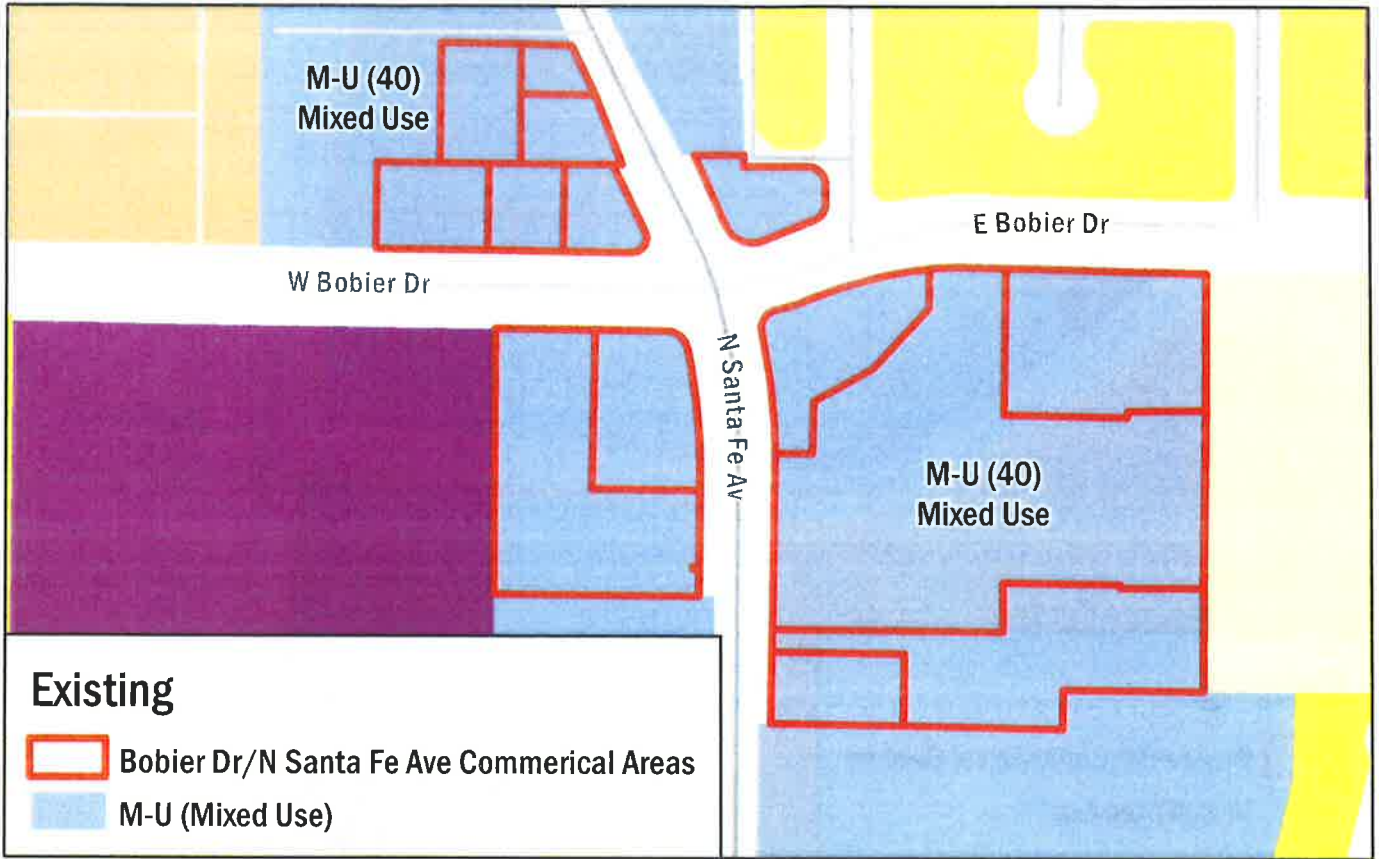
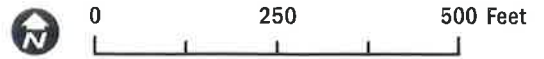
A handwritten signature in cursive script that reads "Kathy Valdez". The signature is written in black ink and is positioned above the typed name.

Kathy Valdez, City Clerk

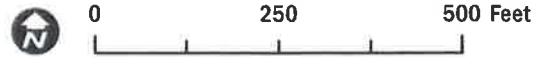
Zoning Change



Site B: Bobier Dr/N Santa Fe Ave Commercial Areas
Zoning Change

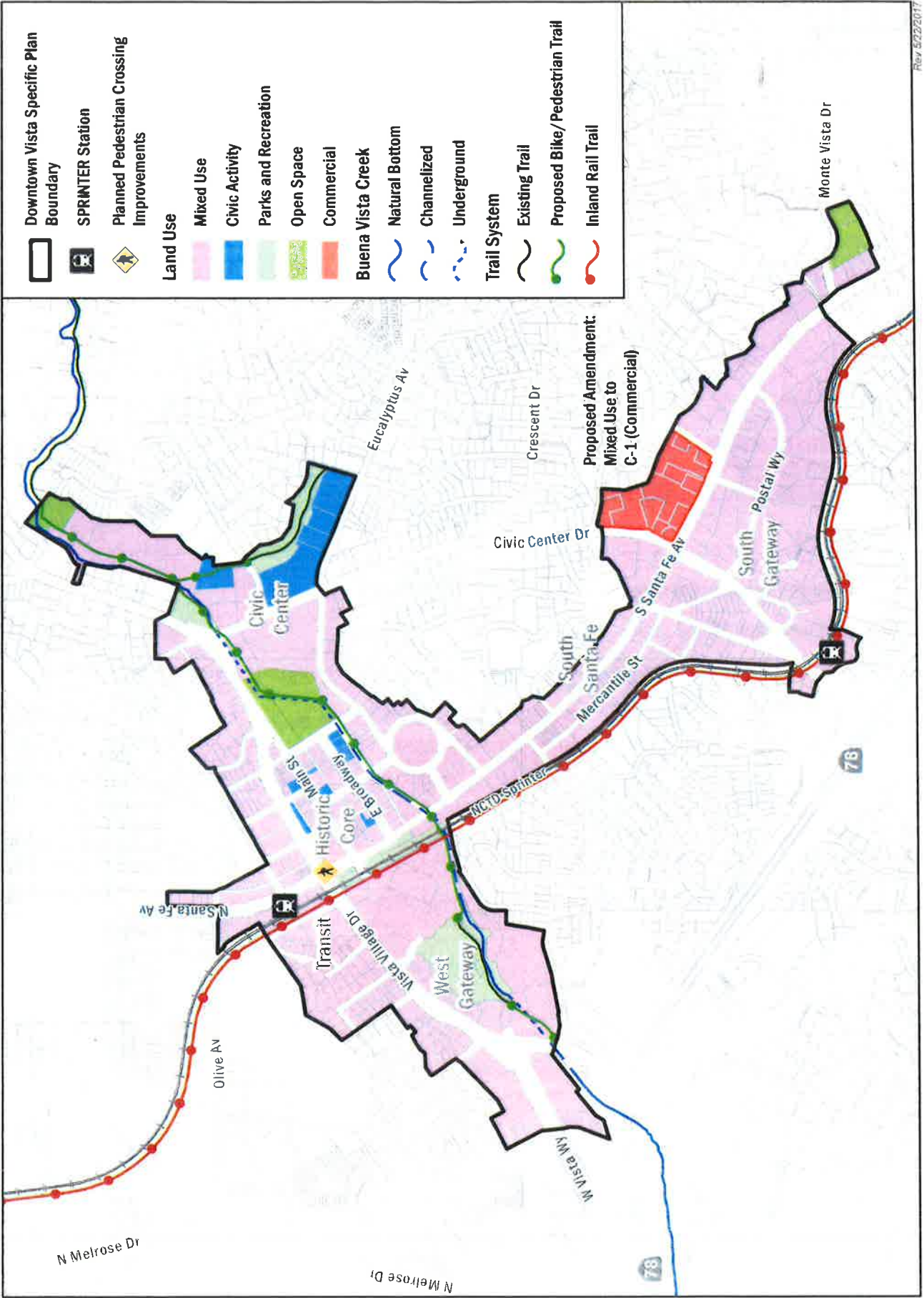


Site C: Vons Commercial Center Zoning Change



Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Rev 5/22/2017

Downtown Vista Specific Plan Proposed Land Use Amendment



	Downtown Vista Specific Plan Boundary
	SPRINTER Station
	Planned Pedestrian Crossing Improvements
Land Use	
	Mixed Use
	Civic Activity
	Parks and Recreation
	Open Space
	Commercial
	Buena Vista Creek
	Natural Bottom
	Channelized
	Underground
Trail System	
	Existing Trail
	Proposed Bike/Pedestrian Trail
	Inland Rail Trail

2.2 Land Use Designations



The Specific Plan allows for land use to be customized to help shape the area’s character. Downtown Vista should be an imaginative, eclectic, and inclusive place, weaving arts and culture into the day to day experience of residents and visitors. Figure 2-2 shows the land use designations within the Downtown Vista Specific Plan Area. Land use designations downtown include Mixed Use, Civic Activity Parks and Recreation, ~~and~~ Open Space, ~~and~~ Commercial.

2.2.1 Mixed Use

Mixed Use development combines residential and commercial uses within a single building, or in adjacent buildings. A key component of smart growth, mixed use development can create lively urban nodes where a variety of daily activities are within walking distance of one another. In Vista, the Mixed Use designation is concentrated along primary transportation corridors, including the majority of the Downtown Vista Specific Plan area. The Mixed Use designation allows residential densities up to 40 units per gross acre, and permits Live-Work uses that combine residential and commercial uses in the same unit.



2.2.2 Civic Activity

The Civic Activity land use designation includes community-focused public and quasi-public uses. Examples include fire stations, court houses, government offices, libraries, public schools, public parking lots, museums, and cultural facilities, as well as ancillary uses such as community gardens or farmers’ markets, consistent with Chapter 18.47 of the Vista Development Code. No private development potential is assigned to sites designated as Civic Activity.

2.2.3 Open Space

The Open Space land use designation maintains natural areas in an undeveloped state for aesthetic, health, or public safety purposes. These areas include lands surrounding Buena Vista Creek, other areas of biological significance, or deed-restricted open space in private development. The Open Space land use designation may allow ancillary uses, such as low-intensity public recreation uses (including pedestrian or biking, and associated parking areas), community gardens, or renewable energy projects, provided they do not negatively impact the resources that are being preserved, consistent with Chapter 18.12 of the Vista Development Code.

2.2.4 Parks and Recreation

The Parks and Recreation land use designation applies to public parks, and public and private recreation areas and facilities, as well as deed restricted property in private development that is set aside for recreation. The Parks and Recreation land use designation may allow ancillary uses such as community gardens, farmers’ markets, or Low Impact Development demonstration projects.

2.2.5 Commercial

The Commercial land use designation applies to commercial retail and service uses such as retail centers, shopping centers, restaurants, and entertainment uses. Permitted, special and minor uses within the Commercial land use designation shall be consistent with Chapter 18.38 of the Vista Development Code, the C-1 Zone.

2.3 Allowed Land Uses and Permit Requirements

2.3.1 Allowed Land Uses

Table 2-1 shows the allowed land uses and required permits within the Mixed Use designation of the Downtown Vista Specific Plan area. The Civic Activity designation refers to the CA Zone, the Open Space designation refers to the Open Space Zone, and the Commercial designation refers to the C-1 Zone in the Vista Development Code. Chapter 7 provides additional information about the administration and implementation of development permits.

REGULATIONS

1. Minor Use Permits (MUP), Temporary Use Permits (TUP), Site Development Plans (SDP), Plot Plans (PP), and Special Use Permits (SUP) shall be obtained according to the procedures in Chapter 18 of the Vista Development Code and the regulations in this Chapter.
2. A Plot Plan shall be obtained for the new construction or expansion of all uses listed as permitted (P) or Plot Plan (PP) in Table 2-1, using the procedure in Vista Development Code Section 18.64.035.
3. Non-conforming uses shall comply with the provisions of Vista Development Code Chapter 18.72.
4. Any uses not listed in Table 2-1 or the corresponding Chapters of the Development Code are prohibited.

2.3.2 Definitions

Terms unique to this Specific Plan are defined in Appendix 1. If no definition is provided in Appendix 1, the definitions in the Vista Municipal Code apply.

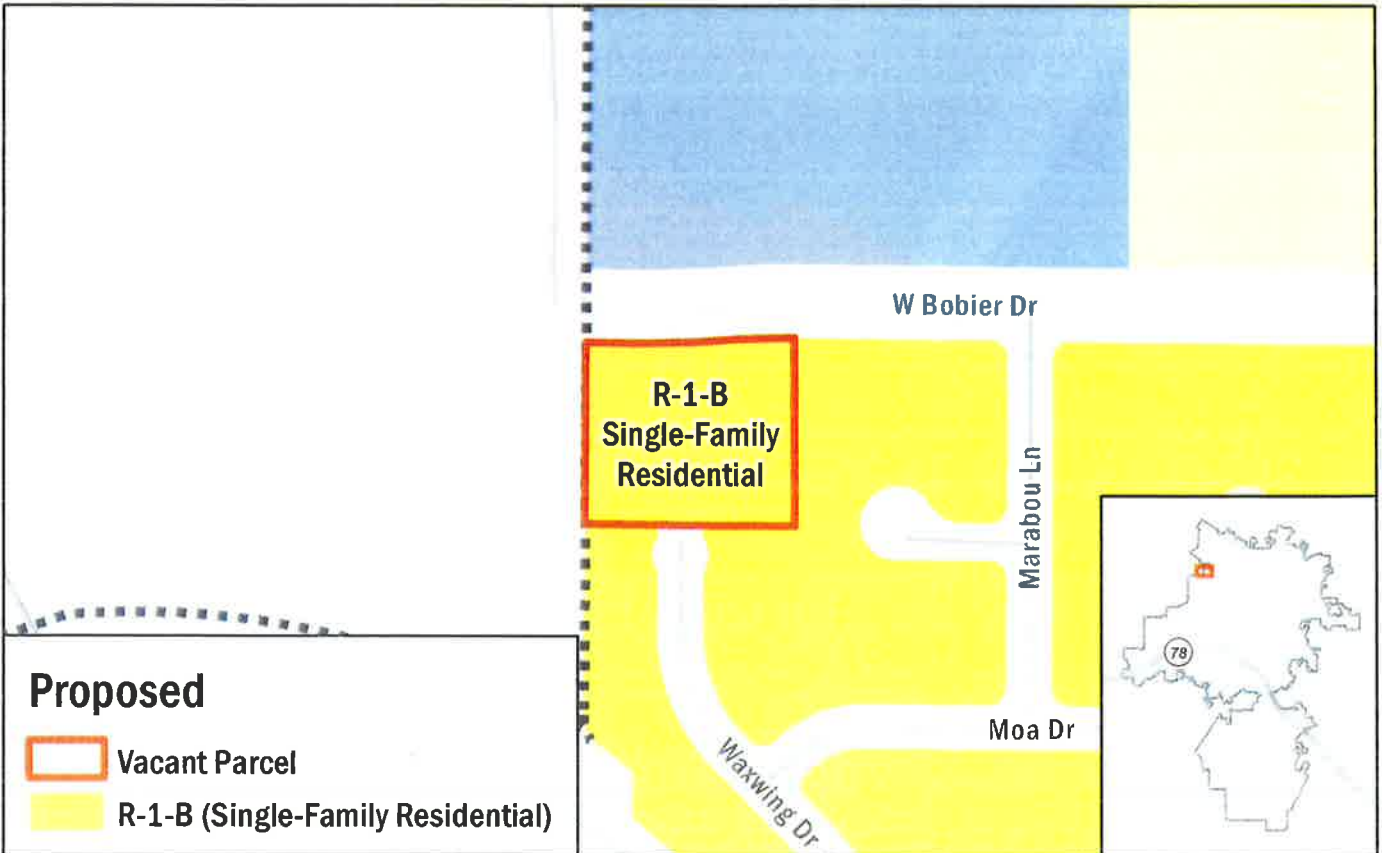
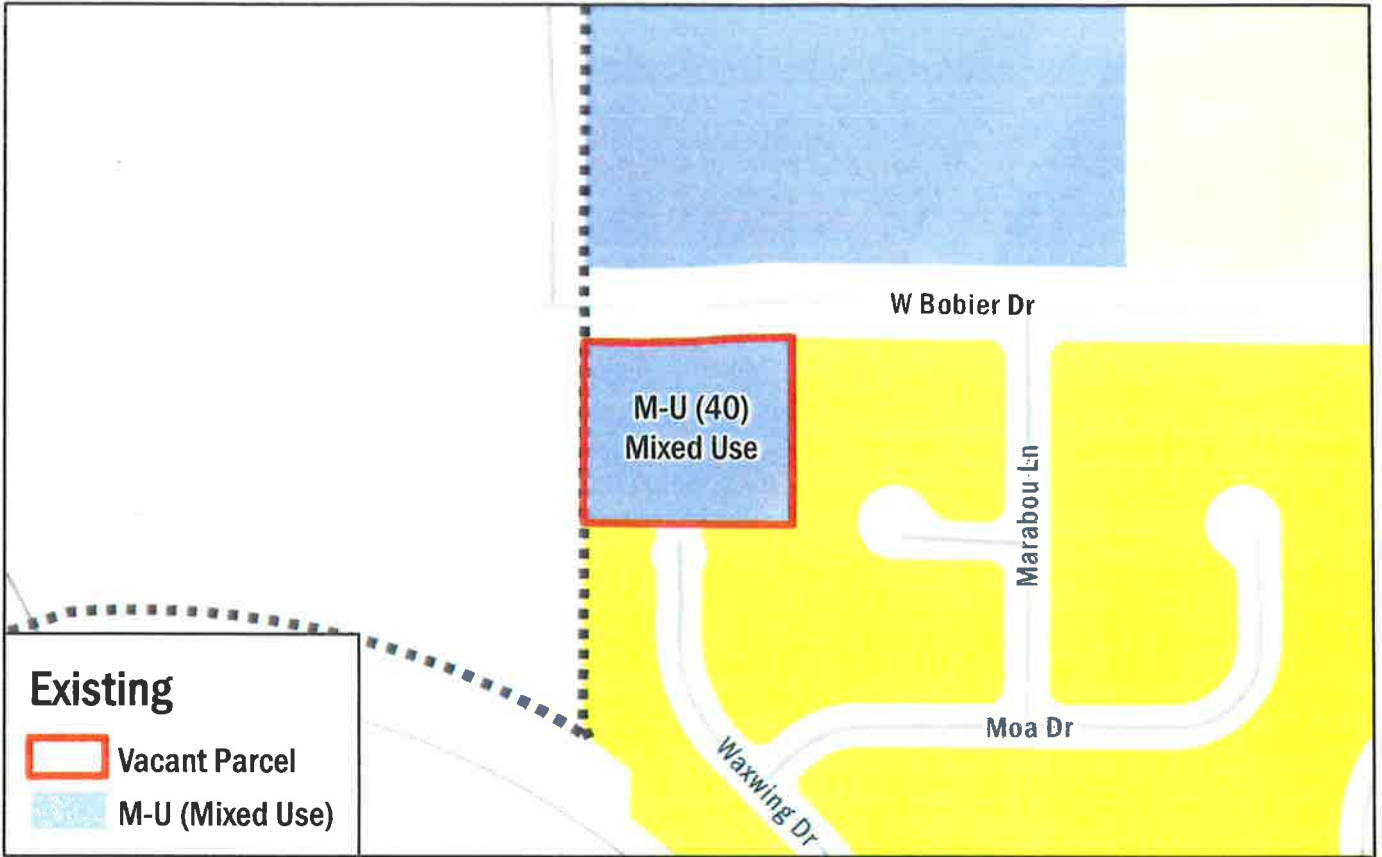
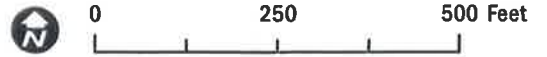
Zoning Change



0 250 500 Feet



Site E: Vacant Parcel
Zoning Change



Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.