



PLANNING COMMISSION AGENDA

Rick Rosaler, Chairman

Jacob Bell, Commissioner	Stephanie Jackel, Commissioner
Michael Carroll, Commissioner	Don Looney, Vice Chairman
Debra Cramer, Commissioner	Stdnt. Cmnr.
Garry Garretson, Commissioner	Stdnt. Cmnr.

July 18, 2017

6:00 PM

200 Civic Center Drive, Vista, CA

YOUR PARTICIPATION IN THE MEETING IS WELCOME

For each item on the agenda, the Planning Staff will present a report to the Planning Commission. The public will then have an opportunity to comment. Those wishing to speak should present their speaker slips to the Recording Secretary. They will then be asked to approach the public microphone, and give their name and address for the record. After those speaking are heard, the applicant or his/her designee will be allowed time for rebuttal. After the Commission has closed the public hearing, no further public testimony will be heard.

TO SPEAK ON AN ITEM ON THE AGENDA:

- Fill out a speaker slip with the agenda item number you will comment on and include your name and address
- Give the slip to the Recording Secretary

TO SPEAK ON A MATTER NOT ON THE AGENDA:

- Select a speaker slip for Oral Communications
- Fill out the slip with your name and address
- Give the slip to the Recording Secretary

Each speaker will be allowed a time not to exceed three minutes to present his/her ideas and opinions on the matters being considered. This time limit will be strictly followed, unless the Chairperson (or a majority of the Planning Commission present) believes that a reduction or extension of the time limit is necessary. The applicant will be given sufficient time to make his/her presentation and rebuttal.

An amplification device is available from the City Clerk for hearing impaired individuals. The City of Vista recognizes its legal obligation, under the Americans with Disabilities Act (ADA) to provide equal access to public programs, services and activities to qualified individuals with disabilities. Please contact the City Clerk's Office (760-639-6125) with requests for reasonable accommodation at least 48-hours prior to the meeting.

PLANNING COMMISSION

July 18, 2017

6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES: June 6, 2017

AGENDA CHANGES

ORAL COMMUNICATIONS - MATTERS NOT ON THE AGENDA

The public may address the Planning Commission for three minutes on any item *not* on the agenda related to the subject matter under the jurisdiction of the Commission. Please submit an Oral Communication slip to the Secretary of the Commission.

PUBLIC HEARING ITEMS

PH1. (Continued Item from 4/18/17)

P16-0210 – Santa Anita Townhomes – Rancho Estates, Inc.

A request for a Site Development Plan, Tentative Subdivision Map and Condominium Housing Permit for 24 condominium/townhouse units on a 0.97-acre site in the South Gateway District of the Downtown Specific Plan Area, and located just east of Santa Anita Drive and north of South Santa Fe Avenue.

RECOMMENDATION:

Adopt Resolution 2017- , approving a Site Development Plan, Tentative Subdivision Map and Condominium Housing Permit for 24 condominium/townhouse units on a 0.97-acre site located just east of Santa Anita Drive and north of South Santa Fe Avenue in the South Gateway District of the Downtown Specific Plan Area

PH2.

P17-0080 – Black Rock Coffee Bar – Patrick Kellett

Request for a Special Use Permit, inclusive of a Plot Plan, to demolish an existing drive-through coffee kiosk and construct a new 504 sq. ft. drive-through coffee facility to include parking lot and associated site improvements at 823 E. Vista Way. No interior dining area is proposed.

RECOMMENDATION:

Adopt Resolution 2017- , granting a Special Use Permit, inclusive of a Plot Plan to demolish an existing drive-through coffee kiosk and construct a new 504-square foot drive-through coffee facility at 823 E. Vista Way

EARLY DESIGN REVIEW

EDR-1 **P17- 0246 – MLC Holdings, Inc.**

Early Design Review for a proposed General Plan Amendment, Zone Change, Condominium Housing Permit, Tentative Subdivision Map, and Site Development Plan to develop 57 detached condominiums with private garages, an internal private street system, private open space, and open guest parking on a 11.1-acre site located at the southwest corner of Sycamore Avenue and Watson Way

COMMISSION/STAFF DISCUSSION/ COUNCIL ACTIONS/ REPORTS

COMMENTS FROM THE COM. DEV. DIRECTOR/CITY PLANNER/ AND ASSISTANT CITY ATTORNEY

REPORTS/COMMENTS FROM COMMISSION MEMBERS

ADJOURNMENT

NEXT PLANNING COMMISSION MEETING: August 1, 2017

Certification

I, Joan Turley, Administrative Secretary for the Community Development Department for the City of Vista, certify that the foregoing Agenda was sent to the City Clerk for posting at the City Clerk's Office, 200 Civic Center Drive, Vista, delivered to the Planning Commissioners, and available to members of the press on 7/12/17, by approximately 3:00 PM.

Joan Turley _____