



CITY OF VISTA

Condominium Housing Information

CONDOMINIUM CONVERSION

A condominium conversion is required to convert existing apartment units to condominium units. Condominium conversions are governed by Sections 18.60.040 and 18.60.050 of the Vista Development Code. Condominium conversions are not encouraged as they deplete the City's inventory of low-income rental housing.

CONDOMINIUM HOUSING PERMIT

A Condominium Housing Permit is required for any multi-family housing development proposing to create condominium units on a single parcel or lot. A Condominium Housing Permit must accompany a Site Development Plan and Tentative Subdivision Map submittal. The applications required to process a condominium housing project may be obtained at the Development Services Center at City Hall or by contacting the Planning Division at (760) 639-6100.

Establishment Procedure - Vista Development Code Section 18.60.010

In the city, condominium housing may be established through one of the following methods in addition to filing a subdivision map:

- A. In accordance with Chapter 18.24, through a planned residential development overlay zone, PRD permit and subdivision.
- B. Through a specific plan under Section 65450 of the State of California Government Code and Chapter 18.50 of this code.
- C. Through a specific plan of design translating potential zoning into effective zoning in accordance with Section 18.58.050.
- D. By obtaining a condominium housing permit by the procedure contained in chapter 18.60 of the Vista Development Code, if the property is zoned R-2, R-3 or R-4.

Permit Application Procedure - Vista Development Code Section 18.60.020

- A. A subdivision of property into ownership parcels or divisions in accordance with Section 66426 of the Government Code, shall, in addition to the recordation of a final subdivision map, require a condominium housing permit. The condominium housing permit will be processed in the same manner and concurrent with a tentative subdivision map application and accompanied by a site development plan application. This section shall also apply to stock cooperative housing.
- B. Application for a condominium housing permit shall be made on forms provided by the Director of Planning. This application shall be accompanied by a fee established by resolution of the City Council. The application shall be submitted concurrently with the appropriate submission of a tentative subdivision map and a site development plan.