NOTICE OF PUBLIC MEETING OF THE CITY COUNCIL

LOCATION MAP

NOTICE IS HEREBY GIVEN that the City Council of the Chartered City of Vista, California, will hold a public meeting in the Vista Civic Center Council Chambers, 200 Civic Center Drive, Vista, on April 28, 2015, at 5:30 PM, to discuss the following matter:

Downtown Vista Specific Plan Update
A proposed update to the Downtown Specific Plan (DSP), which establishes the zoning for the plan area shown above. A project summary is attached for additional information.

This item is scheduled as a discussion item with the City Council on April 28, 2015, which means the City Council will discuss proposed changes to the plan and provide direction to City staff regarding recommended changes. The public will have an opportunity to comment on the proposed changes to the Downtown Specific Plan at this meeting, or provide written comments prior to the meeting for the City Council’s consideration. Final changes to the Specific Plan will be presented to the Planning Commission and City Council tentatively during summer of this year following the direction received at this meeting.

QUESTIONS regarding the above should be directed to John Conley, Community Development Director, Vista Civic Center, 200 Civic Center Drive, Vista, Monday through Thursday, 7:30 a.m. to 5:00 p.m., by phone at (760) 643-5388, or by e-mail at jconley@cityofvista.com.
PROJECT: DOWNTOWN VISTA SPECIFIC PLAN UPDATE

The Downtown Specific Plan (DSP) establishes the zoning within the plan area, shown on the back of this notice. The DSP was adopted in 2010, establishing a mixed use zoning designation throughout the plan area. The mixed use zoning designation allows either commercial or residential uses, or both on a development site. The maximum density is 40 dwelling units per acre and the maximum building height is four stories, with the exception of the historic downtown ("Historic Core") area which is limited to two stories. The current Downtown Specific Plan may be reviewed on the City’s website at [www.cityofvista.com](http://www.cityofvista.com).

The City of Vista received a grant in 2013 to update the DSP, which is underway. A Project Advisory Committee (PAC) was established, comprised of business owners, city leaders, and property owners within the downtown area, which made recommendations regarding changes to the DSP. Below is a summary of the recommended changes.

**Additions**

Two areas are proposed to be added to the Specific Plan:

- 13-acre site at 751 E. Vista Way (former Sycamore Creek Mobile Home Park)
- One-acre site at 951-987 Civic Center Drive

Both sites would be zoned mixed use with a maximum density of 40 dwelling units per acre.

**Building Height**

- The maximum building height within the South Gateway District (see map on back) would be reduced from four stories to three stories.
- The maximum building height within the Historic Core District (see map on back) would be increased from two stories to three stories.

**Land Use**

The DSP currently allows a wide range of retail and commercial service uses, as well as multi-family residential units. The following changes to land use are proposed:

- Art studios, small art schools, industrial arts (such as metalwork and woodwork), community gardens, and outdoor nurseries would be permitted by right.
- Up to two tattoo establishments would be permitted with approval of a Special Use Permit, not to exceed one such establishment in any planning district.
- Temporary buildings such as modified containers and modular buildings would be allowed with approval of a Site Development Plan, not to exceed two years.
- Mobile Food Carts would be allowed in specified areas, with approval of a Minor Use Permit.

**Parking**

A Parking Management Plan (PMP) has been prepared for the Specific Plan area, detailing proposed residential and commercial parking rates for new development. Residential parking would be consistent
with the Mixed Use Zone (Development Code Chapter 18.35) and commercial parking would be consistent with the standard parking rates for commercial uses (Development Code Chapter 18.54). The PMP recommends parking adjustments for new commercial development based on updated parking counts, subject to approval of the Planning Commission, or the City Council on appeal. The PMP also recommends a wayfinding signage program, parking management alternatives, and the establishment of an in-lieu parking fee to generate revenue for additional public parking downtown.

Arts and Culture
One of the main goals in updating the Specific Plan is to promote arts and cultural uses within the DSP.
- An arts fee is proposed for new development to promote the establishment of public art on new development sites, or elsewhere within the DSP area.

Open Space and Recreation
The update includes recommendations to develop trails and public plazas along Buena Vista Creek, create a central public park, and create more public open space amenities in the downtown area.

DOWNTOWN SPECIFIC PLAN – PLANNING DISTRICTS