



PLANNING COMMISSION AGENDA

Rick Rosaler, Chairman

Jacob Bell, Commissioner

Don Looney, Commissioner

Debra Cramer, Vice Chairman

Charles Grimm, Commissioner

Garry Garretson, Commissioner

Stdnt. Cmnr. Grace Ehm

Beth Hastings, Commissioner

Stdnt. Cmnr. Jesse Van Haght

April 16, 2019

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

April 16, 2019

6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES: March 19, 2019

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.

SWEARING IN OF PLANNING COMMISSIONER

Beth Hastings – Planning Commissioner

PUBLIC HEARINGS

PH1. P18-0109, Branding Iron Estates – Branding Iron LLC

A request for a Zone Change and Vesting Tentative Parcel Map to change the zoning from Agricultural Zone (A-1, minimum 1-acre lots) to Estates Zone (E-1, minimum 1/2 acre lots) to create a four lot subdivision on a 3.028-acre parcel located at 1160 Branding Iron Drive (APN 169-080-01-00). The project is exempt from additional environmental review because it is consistent with the development density and use characteristics established by the City of Vista General Plan 2030 Update, as analyzed by the City of Vista GPU Program Environmental Impact Report, and all required findings can be made.

RECOMMENDATION:

1. Adopt Resolution 2019- , recommending City Council approval of a Zone Change from A-1 Agricultural Zone to E-1 Estates Zone for a 3.028-acre parcel located at 1160 Branding Iron Drive (APN 169-080-01-00)
2. Adopt Resolution 2019- , recommending City Council approval of a Vesting Tentative Parcel Map to subdivide one 3.028-acre parcel into four parcels located at 1160 Branding Iron Drive (APN 169-080-01-00)

PH2. P18-0396, United Oil – APRO, LLC

A request for a Special Use Permit to sell alcoholic beverages (type 20 off sale beer and wine) for off-site consumption at an existing United Oil service station located at 1740 E. Vista Way. This project is categorically exempt from the requirement to prepare an environmental document pursuant to Section 15301(a) of the California Environmental Quality Act Guidelines, due to only minor alterations to the interior of an existing structure to accommodate for the sale of alcoholic beverages.

RECOMMENDATION:

1. Adopt Resolution 2019- , granting a Special Use Permit to sell alcoholic beverages for off-site consumption (Type 20 Off Sale Beer and Wine) at an existing automobile service station located at 1740 E. Vista Way (APN 173-041-23-00)

PH3. P16-0276, Monte Mar Center – Hesperia Outpost, LP

The project applicant, Hesperia Outpost, LP, is requesting approval of a Mitigated Negative Declaration, Special Use Permit, inclusive of a Site Development Plan, Tentative Parcel Map, and Comprehensive Sign Program to develop a retail commercial center on 4.47 acres of vacant land located at 1401 E. Vista Way (APN 173-065-25-00). The proposed center would consist of a gas station to include a 3,800 sq. ft. convenience market and 1,820 sq. ft. carwash, two drive-thru fast food restaurants (4,238 sq. ft. and 3,000 sq. ft.), an 8,000 sq. ft. retail building, and associated parking lot and site improvements.

RECOMMENDATION:

1. Adopt Resolution 2019- , approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Monte Mar Center Project on a 4.47 acre site located at 1401 E. Vista Way (APN 173-065-25-00)
2. Adopt Resolution 2019- , granting a Special Use Permit, inclusive of a Site Development Plan, Tentative Parcel Map, and Comprehensive Sign Program to develop a retail commercial center consisting of a gas station to include a 3,800 sq. ft. convenience market and 1,820 sq. ft. carwash, two drive-through fast food restaurants (4,238 sq. ft. and 3,000 sq. ft., an 8,000 sq. ft. retail building, and associated parking lot and site improvements on 4.47 acres of vacant land located at 1401 E. Vista Way (APN 173-065-25-00)

REPORTS/COMMENTS FROM COMMISSION MEMBERS

Reports and comments from members of the governing body and City officials.

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

ADJOURNMENT

Certification

I, Joanne Principe, 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 4/10/19, by approximately 3:00 PM.

Joanne Principe
