



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

May 21, 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

May 21, 2019

6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES: April 16, 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.

PUBLIC HEARINGS

PH1. P18-0411 – Paseo Artist Village – South Santa Fe Housing Associates, LP

A request for approval of a Site Development Plan, Special Use Permit and Tentative Parcel Maps to develop a mixed-use and affordable housing community with 60 apartment units and commercial retail space on a 0.68-acre site (APNs 179-022-01, 179-022-02, 179-022-05, 179-022-06, 179-022-07, 179-022-24, 179-022-23, and 179-022-25), located at 501-503,505-507, 515, 517, 519, 521, 523 S Santa Fe Avenue. The project proposes a five-story building, a three-story building, commercial retail space, parking facilities, landscaping, and associated site improvements. The proposed project is exempt under State CEQA Guidelines Section 15332 – In-fill Development Projects, which is a Class 32 categorical exemption. The proposed project meets the five conditions of the class 32 exemptions related to: the City's General Plan and Zoning Ordinance; substantially surrounded by urban uses; site does not contain any habitat for endangered species; project would not result in significant effects related to traffic, noise, air quality or water quality; site is adequately served by all required public utilities and services.

RECOMMENDATION:

1. Adopt Resolution 2019- , approving a Site Development Plan, Special Use Permit and Tentative Parcel Maps for a mixed-use project containing 60 apartment units and commercial retail space on a 0.68-acre site located west of S. Santa Fe Avenue and just south of Guajome Street in the Paseo Santa Fe District of the Downtown Specific Plan Area.

DISCUSSION

D1. P18-0341 – North Santa Fe Plaza Apartments – Amer Margieh

Early Design Review preliminary proposal to develop 19 apartments units and a 690 square foot coffee shop on a 0.65-acre site (APNs 161-051-06, 21, & 26) located on the west side of N. Santa Fe Avenue, north of Bobier Drive. The project site is currently vacant land. The project proposes a four-story apartment building, a one-story coffee shop, open space amenities, parking facilities, pedestrian walkways, and associated site improvements.

D2. P19-0164 – 619 Towns – Gil Miltenberger

Early Design Review preliminary proposal to develop 10 condominium units on a 0.725-acre site (APN 175-322-06) located on the west side of Civic Center Drive, south of Crescent Drive. The project site is currently developed with a single-family home. The project proposes four two-story condominium buildings, parking facilities, and associated site improvements.

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 5/15/19, by approximately 3:00 PM.

Joanne Principe
