This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20. Members of the public may watch the meeting via Livestream at https://www.cityofvista.com/city-hall/agenda-minutes/meeting-video-broadcast. In accordance with Executive Order N-29-20, the public may only view the meeting online and not in the City Council Chambers.

**SUBMISSION OF PUBLIC COMMENT:**
To submit a comment in writing, email PlanningComments@cityofvista.com and write “Public Comment for 06-02-20 Planning Commission” along with the agenda item number and/or title of the item in the subject line. If you would like the comment to be read out loud at the meeting (not to exceed three minutes or such other time as the Commission may provide), please write “READ AT THE MEETING” at the top of the email. Oral comments will also be accepted by leaving a message at 760-643-2816; please include your name and the spelling of your name and address, as well as the agenda item number or title of the item you wish to speak about at the beginning of your message, and whether you would like your comments verbally summarized at the meeting. You may also opt to simply have the Secretary state whether you are in favor or opposed to a specific agenda item.

You are strongly encouraged to submit comments prior to the meeting.

**All comments received by 4:00 pm on June 2, 2020** will be provided (voice messages will be summarized) to the Planning Commission and included as an “Add to Packet” on the City’s website prior to the meeting.
Comments will be accepted after 4:00 pm on June 2, 2020 as follows:

- Comments on items on the agenda must be received prior to the time the Chairman closes public hearing on the item.

- Comments on Matters Not on the Agenda must be received prior to the start of Oral Communication.

Comments via social media (Facebook, Twitter, etc.) will not be accepted.

All comments are subject to the same rules as would otherwise govern speaker comments at the meeting.

This agenda, related staff reports, and any correspondence received as addenda are available on the City’s web site cityofvista.com.
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ROLL CALL
APPROVAL OF MINUTES:
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.

PUBLIC HEARING

PH1. P18-0116 – ST. MAR 2.0, INC. (TACO BELL)
A request for a Special Use Permit, inclusive of a Site Development, for the demolition of an existing 2,652 square foot drive-through restaurant and development of a new 2,077 square foot drive-through restaurant including parking lot and site improvements at 910 E. Vista Way. This project is categorically exempt from the requirement to prepare an environmental document pursuant to Section 15332 of the California Environmental Quality Act Guidelines, because the project is characterized as in-fill development meeting the conditions described in this section.

RECOMMENDATION:

1. ADOPT RESOLUTION 2020- , APPROVING A SPECIAL USE PERMIT, INCLUSIVE OF A SITE DEVELOPMENT PLAN, TO DEMOLISH AN EXISTING 2,652 SQUARE FOOT DRIVE-THROUGH RESTAURANT BUILDING AND CONSTRUCT A NEW 2,077 SQUARE FOOT DRIVE-THROUGH RESTAURANT TO INCLUDE PARKING LOT AND SITE IMPROVEMENTS ON A 1.13-ACRE SITE LOCATED AT 910 E. VISTA WAY (APN 176-013-10-00)

PH2. P20-0004 - DOGWOOD ENTERPRISES, LLC
The project applicant is requesting approval of Special Use Permits for one cannabis distributor and one cannabis manufacturer at 2465 Dogwood Way, Suites 101 and 102 (APN 217-253-12). This project has been determined to be exempt from environmental review under the California Environmental Quality Act in accordance with CEQA Guidelines Section 15301 – Existing Facilities.
RECOMMENDATIONS:

1. ADOPT RESOLUTION 2020- , GRANTING A SPECIAL USE PERMIT FOR CANNABIS DISTRIBUTION AT 2465 DOGWOOD WAY, SUITE 101

2. ADOPT RESOLUTION 2020- , GRANTING A SPECIAL USE PERMIT FOR CANNABIS MANUFACTURING AT 2465 DOGWOOD WAY, SUITE 102

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 DEPUTY 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 Wednesday, May 27, 2020, by approximately 10:00 AM.

Joanne Principe