



**CELEBRATE
10 YEARS AT
OUR ANNUAL
MEETING**

Thursday, June 16, 7 p.m.
Hyatt Place Hotel
2645 So. Melrose Drive

South Vista Communities was established ten years ago by a group of residents wishing to preserve and continue to improve the quality of life for South Vista residents and businesses.

Join us on June 16th. Vista's new Fire Chief Jeff Hahn will be the featured speaker, SVC's annual *Above and Beyond* award will be presented, and Board members will be elected.

Nominations for the Board of Directors include:

- * President, Stephanie Jackel (Creekside)
- * Vice President, Kathy Bagwell (Shadowridge)
- * Secretary, Barbara Boyer (Carriage Hill)
- * Treasurer, Nicki Hobson (Montaire, Casielos)
- * At-large, Val Brown (Breeze Hill)

According to SVC's by-laws, nominations may be received from the floor, provided the nominee agrees to serve if elected.

Come help us celebrate our first ten years, help us plan for future years of service, applaud our award winner, and learn from Chief Hahn.

UPDATES ON PLANNING PROJECTS

* Parking Regulations: Vista City Council will discuss proposed citywide parking regulations at its meeting on May 24th at 5:30 p.m. For further information: <http://www.cityofvista.com/Home/Components/Calendar/Event/1734/20?backlist=%2f>

* Breeze Hill apartments: will likely have a public hearing before the Planning Commission in July.

* Vista Palomar project (San Marcos Blvd.): to the Planning Commission in July or August.

* Warmington Homes project (Buena Vista Drive): to the Planning Commission in September/October.

NOTE: You can sign up to receive notices of planning projects automatically at <http://www.cityofvista.com/city-government/public-meetings-bids-contracts> . Click under Notices of Planning Projects to register.

RE: MIXED-USE ZONING

The General Plan Update and the Mixed-Use Development "Loophole"

by Val Brown, SVC member

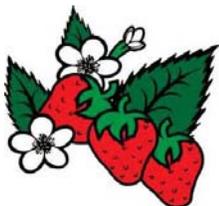
Overview

According to a May 15, 2015, article in the UT, "there are currently more than 2,000 apartments and condo units in the works [in Vista]...the city has already approved roughly 1,200 of those units; another 700 or so are in the pipeline but have not yet been given the city's OK."

In its 2015-16 accomplishments, the city cites 45 new single-family homes completed. That's a lot of apartments and condos versus single family homes. So, how did we get here?

General Plan Update

While economics of building single family homes in today's economy is part of the equation, zoning changes have made it easier to build high density apartments and condos in Vista. In *Cont.* →



**JOIN THE FUN AT THE
STRAWBERRY FEST!**

Sunday, May 29, 8 a.m.— 6 p.m. in historic downtown Vista.

To help with parking issues, take the FREE shuttle: park at the Vista Courthouse parking lot located at 325 S. Melrose Drive in Vista. Shuttles will run every 15 minutes from that lot to the Strawberry Festival (and back) from 10 am to 6 pm.

Join the fun, enter the events, mingle with friends.

RE: MIXED-USE ZONING (Cont.)

In 2012 the city completed the update of its General Plan, the document which provides the ground rules guiding development in Vista, including land use, circulation, housing, conservation, open space, noise and safety.

The General Plan update process considered the community's long range vision, guiding principles and a host of other factors that influence land use policy. It also states, "The Vista Vision 2030 serves as a guide to the preparation and implementation of this General Plan, and as a reminder of the image the City aspires to achieve in the next 20 years." You can check out the General Plan for more details -- <http://www.cityofvista.com/services/city-departments/community-development/building-planning-permits-applications/vista-general-plan-2030>

Mixed-Use Zoning

One significant outcome of the General Plan update was that City Leaders requested land use changes in ten targeted "Opportunities Areas to promote redevelopment of or improvement to existing developed and natural areas to encourage property revitalization and enhance community character" (p. 2-29). As a result, the city implemented policies to create zoning classifications for mixed-use development which include higher densities and incentives like reduced parking requirements.

According to the General Plan, mixed-use means "combining a variety of compatible land uses in a single development and can be creatively used to create binary centers for living, working and shopping." "The mixed-use designation is intended to be flexible and allows residential densities of up to 40 units per gross acre."

Cont. →



RE: MIXED-USE ZONING (Cont.)

The unintended consequence of this "flexible" zoning is that developers are building purely residential projects, many of them high density apartments, using the mixed-use zoning requirements.



This means providing less parking, setbacks, and landscaping than a project zoned for multi-family. The result is tall buildings close to the street with less landscaping, which may not fit with the existing community character. Some recent projects provide affordable housing and others are market-rate apartments in or near existing neighborhoods. Rents for these apartments can be higher than some mortgage payments, requiring people to double up to cover the cost. This can result in overflow parking on surrounding residential neighborhoods, as is the case with the new Avalon Apartments on Breeze Hill.

Parking Ratios

The chart below shows the difference between parking requirements for multi-family zoning and mixed-use zoning.

Parking ratio comparison	Multi-family zone	Mixed-use zone	Downtown Specific Plan
Studio	2.33	1.25	1.25
1 bdrm	2.33	1.5	1.25
2 bdrm	2.5	2	2.25
3 bdrm	3	2.25	2.75
4 bedroom	3.5	2.75	2.75

Cont. →

TOGETHER WE MAKE A DIFFERENCE!

Join us in keeping Vista a special place to live. Visit our website www.southvistacommunities.org to find our membership form or simply to sign up for our email information and updates.

South Vista Communities is on Facebook.

[Sign Up](#) [Log In](#)

RE: MIXED-USE ZONING (Cont.)

[Source for parking figures, previous page: Citywide Parking Regulations Comprehensive Update, City Council Workshop 2/2/16]



At the February 23, 2016, City Council meeting, according to minutes of the meeting, “Deputy Mayor Rigby introduced a discussion about the item (mixed-use development), stating she asked for it to be placed on the agenda with the hope that the City Council would discuss, and come to consensus, to provide direction to staff to clean up discrepancies in zone requirements.” Here is a link to the discussion: <http://records.cityofvista.com/weblink8/0/doc/1397706/Page1.aspx> No action was taken.

What You Can Do

1. Write to the City Council and let them know you would like to see this “loophole” addressed to preserve the character and identity of Vista neighborhoods.

2. Attend the May 24 City Council meeting discussion about parking requirements and share your concerns about the reduced parking requirements for mixed use projects that are purely residential.

Your participation does make a difference!

[NOTE: Images in this article are from City of Vista Design Guidelines, Revised May 27, 2014.]

FREE LANDSCAPE MAKEOVER WORKSHOP

A 4-class series in Carlsbad starting June 16 – Deadline to register is May 20.

Learn how to transform your yard into a beautiful water-saving landscape! The San Diego County Water Authority and its 24 member agencies are offering a FREE landscape makeover training series in Carlsbad starting June 16. Exact location will be provided once the application is filled out and it is determined if you qualify. Deadline to submit your application for the series starting June 16 is Friday, May 20.



To qualify for participation in this series you must:

- be a homeowner
- identify an existing turf area for removal
- have an in-ground, working irrigation system
- commit to attending all four classes in the series (each class is three hours and held two weeks apart)

Preregistration is REQUIRED by May 20 since local landscape professionals will come to your home before the first class to create a site plan. Over the course of the four classes you'll get expert advice & assistance from landscape and irrigation professionals on how to upgrade your specific yard!

Space is limited so apply today at <http://bit.ly/1SxVpO4>

Included in this post is a sample of the planting plan created through this class. You'll also get a site design plan and an irrigation plan!

SOUTH VISTA COMMUNITIES BOARD OF DIRECTORS

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