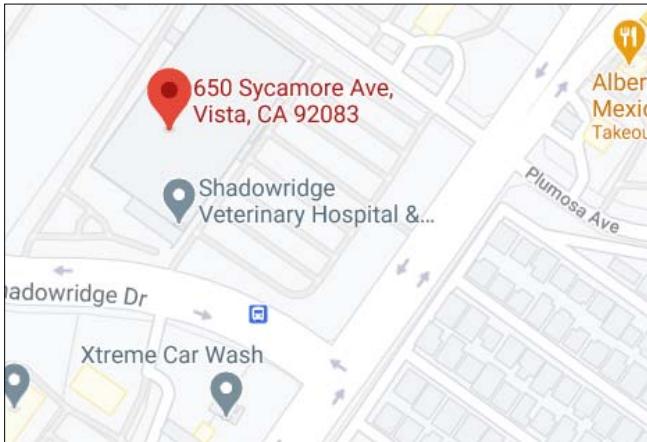


**CITY COUNCIL — April 13**

**Preliminary Review of Proposed General Plan Amendment and Zone Change at 650 Sycamore**



The owners of the former Burlington site, the Charles Company, at Shadowridge/Sycamore have submitted a request for change of the General Plan and zoning from Commercial to Mixed Use. **This preliminary proposal is scheduled for discussion at City Council on April 13.**

The total site is about 8.3 acres in size.

According to the conceptual plan, all existing structures would be razed. A 3,000 sq. ft. commercial space would be constructed near the existing driveway from Shadowridge.

The conceptual plan includes 217 apartments in four buildings and 39 townhome units in five buildings (256 total, all three-story).

The staff report and preliminary design will be available to the public the week before the Council meeting.

**SVC feels strongly that this project is too large and too dense for this location.**

- Vista is currently meeting all requirements for the Regional Housing Needs Alliance — does not need this project.
- The Sycamore/Shadowridge intersection, and extending to the SR 78 on- and off-ramps, is already congested — this project would increase congestion immensely. *Cont.* →

**FOLLOWING UP**

**Preliminary Review of Proposed General Plan Amendment and Zone Change at 1205 Melrose Way**

According to Community Development Director John Conley, the owner of this property has not yet submitted a formal application; the City is waiting to see if he will move forward.

**Proposed zone change for high-density development on Smilax (in the county)**

Unfortunately, in spite of excellent presentations from the neighborhood residents of the negative impacts the proposed development would inflict on their neighborhood, the County Board of Supervisors voted unanimously to approve the project

**CITY COUNCIL — April 13 (Cont.)**

- It is not hard to envision this increased traffic extending into the surrounding neighborhoods as drivers cut through, trying to avoid the increased traffic.
- Sufficient parking for all these residents and their visitors would be difficult to provide with this number of residential units. We have already seen the negative impacts of insufficient parking in neighborhoods adjacent to Breeze Hill Road.

Check the preliminary design and staff report the week before the City Council meeting — April 13 — and let Council members know this project is too much, too dense.

Or email your Council members at –

- |                   |  |
|-------------------|--|
| Mayor Judy Ritter | <a href="mailto:jritter@ci.vista.ca.us">jritter@ci.vista.ca.us</a>         |
| Corinna Contreras | <a href="mailto:ccontreras@cityofvista.com">ccontreras@cityofvista.com</a> |
| John Franklin     | <a href="mailto:jfranklin@cityofvista.com">jfranklin@cityofvista.com</a>   |
| Joe Green         | <a href="mailto:jgreen@cityofvista.com">jgreen@cityofvista.com</a>         |
| Katie Melendez    | <a href="mailto:kmelendez@cityofvista.com">kmelendez@cityofvista.com</a>   |



# Do Your Doody SCOOP THE POOP

*Healthier Water is  
One Scoop Away*

- Remember, grab a bag when heading out for a walk. Pet waste left on the ground can send harmful bacteria into storm drains and pollute our water.
- Washing pets outside? Do it on the grass so water soaks in and doesn't runoff into storm drains.

You play an important role in protecting our water, wildlife & plants



[CityofVista.com/Stormwater](http://CityofVista.com/Stormwater)

[Project Clean Water](#) is launching a public education campaign to raise awareness of stormwater issues and encourage behaviors that promote water quality.

The campaign will kick off on Monday, March 22. Show your love of clean water on World Water Day March 22! Head out to your local beach at 10:30 am for a socially distanced individual paddle out! You can also contact Leila Sadrieh at the City of Vista, [LSadrieh@cityofvista.com](mailto:LSadrieh@cityofvista.com).

Follow **Project Clean Water** on social media to get resources and more information:

Facebook: [@ProjectCleanWaterSD](#)

Twitter: [@CleanWaterSD](#)

Instagram: [@projectcleanwatersd](#)

### **SOUTH VISTA COMMUNITIES BOARD OF DIRECTORS**

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