

**VISTA BUILDING WINS AWARD**



**Found Lofts**, 516 So. Santa Fe Avenue, was awarded a prestigious People’s Choice Orchid in this year’s Orchids and Onions competition sponsored by the San Diego Architectural Foundation.  
*Owner/Developer: Tideline Partners; Architect/Designer: Stephen Dalton.*

Award comment: “A model project in a city that needs more infill housing. Inspiring design and vision. The art incorporated into the building is amaz-

ing and the attention to detail and quality are easily noticed, great addition to SoCal.”  
Congratulations to Tideline Partners and Stephen Dalton — great news for Vista.

**EARTHMOVING CONTINUES APACE**



Ground configuration continues at the Stonemark subdivision site on Buena Vista Drive, west of the intersection with Mar Vista Drive., approved by the County c. 2015. 19 lots, generally 1/2 acre to 1 acre.



This is the second in a series of information about Airport pollution. ***This week's topic is ground level ozone and particle pollution.***

Aircraft emit hazardous air pollutants into the air we breathe; however, residents living within 10 miles of airports are exposed to large amounts of these harmful pollutants through emissions from aircraft landing and takeoff operations. **These pollutants have been shown to lead to lung and heart illnesses, some types of cancer and premature death.**

**Ground Level Ozone** is the product of a chemical reaction. **San Diego County has not attained safe levels of ozone mandated by EPA for many years and San Diego County ozone levels are now classified as severe.** Per the American Lung Association, "The damage ozone does to the body can be deadly."

**Particle Pollution - EPA 24-hour short-term health standard:** Per the American Lung Association, San Diego County levels of particle pollution for the 24-hr standard (the number of bad particle pollution days per year) **are not safe.**

**Important note:** Even short-term exposure to particle pollution can be deadly, particularly to sensitive population groups. Per the American Lung Association, "Particle pollution can be very dangerous to breathe, especially at higher concentrations. It can trigger illness, hospitalization, and premature death"

Also from the [American Lung Association](#), health impacts from breathing in particle pollution in the air can include the following:

- Wheezing and coughing
- Shortness of breath
- Asthma attacks
- Worsening COPD
- Lung cancer

*Cont. p. 3*

## NEW HOUSING LAWS FOR VISTA

### Executive Summary for the PH1-P22-0718 Housing Legislative Amendment – Part 1

The passage and implementation of several Assembly and Senate Bills has required the City of Vista to amend titles 17 and 18 of the Vista Development Code to implement State housing legislation, as well as a new Objective Design Standards for multi-family residential and mixed-use development.

The proposed revisions apply to regulations affecting accessory dwelling units, residential density bonus requirements, and new standards to implement Senate Bill 9 that allow an urban lot split or a two-unit residential development. In addition, a new process for zoning clearances and residential design standards is required to comply with certain provisions in State law.

These changes will result in additions and/or amendments to various chapters of the Development Code related to subdivision (Title 17) and zoning (Title 18) standards as described below.

**Accessory Dwelling Units (ADUs):** the latest amendments to the 2017 legislation significantly expand the ability to develop ADUs and reduce barriers to their development (Development Code Chapter 18.31).

**Residential Density Bonus:** the original bill (AB 1763) was passed in 2019 and expanded density bonus provisions and increased concessions for 100 percent affordable projects. Assembly Bill 2345 (AB 2345) followed in 2020 increased the maximum allowable density that can be achieved under Density Bonus law, as well as the number of concessions and incentives a developer may request (Development Code Chapter 18.90).

**Senate Bill 9:** this bill passed in 2021 established a new ministerial approval process for subdividing an existing single-family lot as well as establishing the ability to develop two residential units (exclusive of ADUs) on any existing single-family lot regardless of existing zoning standards. These revisions are reflected in new chapters 17.86 (Urban Lot *Cont. P. 3* →





(Cont.)

Susceptibility to infections

Heart attacks and strokes

Impaired cognitive functioning

Metabolic disorders

Preterm births and low birth weight

**We must stop poisoning our communities immediately, especially our children.**

Stay tuned – more to come in this series.

Thank you!

***Your Friends and Neighbors at Citizens for a Friendly Airport***

P.S. We are a 100% local volunteer group..... all regular folks. So if you are able, please help by donating at [www.c4fa.org/donate](http://www.c4fa.org/donate). Tax deductible option is available. Thank you.

## **NEW HOUSING LAWS** (Cont.)

Splits), 18.71 (Zoning Clearance) and 18.96 (Two-Unit Housing Developments) of the Development Code.

Objective Design Standards: the "Housing Crisis Act of 2019" SB 330 passed in 2019 made significant changes to the development entitlement process for housing projects, and limited local jurisdiction's ability to deny housing projects, downzone, or impose growth control measures, among other revisions. Although most of these legislative changes apply to the development review process and do not trigger zoning amendments, the City is required to create and adopt new "objective design standards" for housing development projects.

— Francis Dumler

## **Halloween Spirit in Vista**



*Cont.* →

# Halloween Spirit in Vista



## Are you ready for rain?

**Help keep pollutants out of rainwater that flows to our local creeks:**

- Pick up pet waste or loose trash and debris.
- Avoid applying pesticides and fertilizers prior to rainfall.
- Maintain vehicles to prevent oil and anti freeze leaks.
- Inspect roof gutters and area drains, remove debris as needed.
- Wait 48 hours after rainfall to irrigate.
- Install plants or mulch on exposed soil to prevent erosion.

Protecting water quality and preventing stormwater pollution is a community effort.

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