

**CONSTRUCTION PROJECTS ALL AROUND US**  
Stonemark Subdivison on Buena Vista Drive



Crews finally finished installing a waterline 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.

**Zone Change Request for Storage Facility on La Tortuga Drive**



LOCATION MAP – SUBJECT PROPERTY

**NOTICE OF THE VISTA CITY COUNCIL  
TO DISCUSS A POTENTIAL ZONE CHANGE ON LA TORTUGA DRIVE**

Vista City Council will hold a public meeting on January 10, 5:30 p.m. to discuss a proposal to rezone this property on the west side of La Tortuga Drive from C-1 to C-2 for a 3-story self-storage facility.

This meeting is intended to provide preliminary input to the applicant; a formal planning application and additional public hearings will be required.

A Staff Report on this item will be available at [www.cityofvista.com](http://www.cityofvista.com) on January 5, 2023.

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## CONSTRUCTION PROJECTS ALL AROUND US

### Good Shepherd Cemetery



Good Shepherd Cemetery, which is a county project, is proposed for the “Y” created by Keys Place (left street) and Buena Vista Drive (right street). This was formerly the site of Leticia’s Nursery, which has moved to a location on East Vista Way. We’re awaiting further information from the county.



### New UPS Distribution Center

A new construction fence has gone up at the remaining site of the Carlsbad Raceway, Lionshead Avenue and Eagle Drive in Carlsbad, off Melrose.

According to Mike Strong, Carlsbad Planning Dept., it is generally understood that a UPS distribution center will be constructed.



Dear C4FA Supporters,

C4FA wanted to touch base to tell you all how grateful we are of your continued support. We have made great strides since winning our lawsuit against the County, but

there is still work to do, and we plan to continue to do it.

Since redistricting went into effect, our new Supervisor, Terra Lawson-Remer, has set up quarterly meetings with C4FA and her staff to discuss issues at Palomar. We've had two of these meetings thus far and they are continuing.

On another front, the County has requested a grant from the FAA for funding for the 200-foot EMAS (Engineered Material Arresting System) extension on the west end of the airport. The EMAS extension was part of the approved McClellan Palomar Airport 20 Year Master Plan, within the B-II option. We will be continuing to monitor the EMAS project and funding to ensure it stays within the parameters of approved plan.

Finally, the D-III expansion option for Palomar Airport is still part of the approved plan and will require vigilance on the part of all of us to ensure it does not get built. We are in this for the long haul.

Happy Holidays and wishing you all a healthy, happy 2023.

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

## **NOTE FROM THE PRESIDENT — New Housing Laws for Vista**

### **Executive Summary for the PH1-PH22-0718 Housing Legislative Amendment — Part 2**

Summary of Changes Related to Accessory Dwelling Units (ADU): the proposed revisions add to and/or modify definitions, applicable zones, requirements for ADUs, number of ADUs, size, setbacks, height, parking, architectural consistency, requirements for Junior ADUs (or JADUs), fees and submittal requirements.

1. An ADU is permitted on a lot with a proposed or existing primary residence. A Junior ADU (JADU) is defined as "a unit that is no more than 500 square feet in size and contained entirely within an existing one-family dwelling. It may include separate sanitation facilities or may share sanitation facilities with the existing structure."
2. The zones in which an ADU or JADU may be developed are expanded to include the Multi-Residential (R-M) and Mixed Use (M-U) zones, as well as any specific plan that allows a one-family dwelling by right. An ADU located within repurposed existing space is limited to 800 square feet in area, 16 feet in height, and must meet 4-foot side and rear yard setbacks.
3. An ADU may not be sold separately from the Primary Residence unless through a qualified buyer in accordance with Government Code Section 65852.26 (under very limited circumstances).
4. If the Primary Residence is a one-family dwelling, one ADU and one JADU are allowed. If the Primary Residence is a one-family dwelling, one detached ADU is allowed. Only one JADU is permitted per lot under any circumstances.
5. The maximum size of a detached ADU with fewer than two bedrooms shall be no greater than 850 square feet, or with two bedrooms shall be no greater than 1,200 square feet. No more than two bedrooms are allowed.
6. The size of an attached ADU shall be no greater than 50 percent of the size of the Primary Residence (excluding garages or non-inhabited accessory buildings), **Cont.** →

**NOTE FROM THE PRESIDENT (Cont.)**

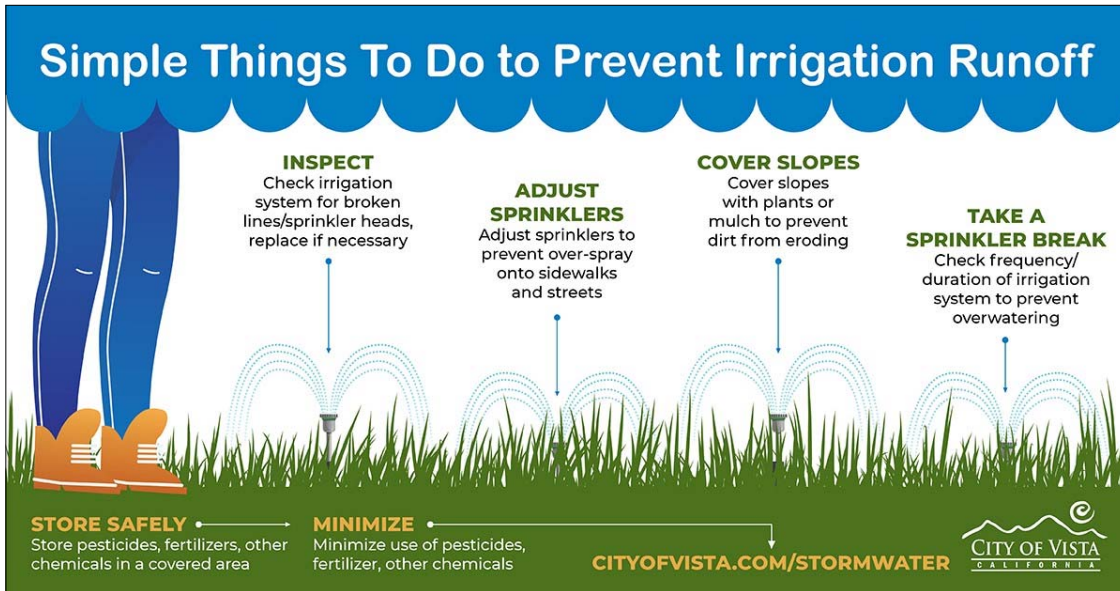
or non-inhabited accessory buildings), with the same maximum size restrictions as a detached ADU.

7. One additional covered or uncovered parking space is required on the lot on which an ADU is located, which may be a tandem space. The one additional space is in addition to any parking spaces required for the Primary Residence.
8. Parking is not required for an ADU if any of the following conditions are met: (1) the unit is located within one-half mile walking distance of public transit; (2) the ADU is located within an architecturally and historically significant historic district; (3) the ADU is part of (contained within) the footprint of the Primary Residence or an accessory building; (4) on-street parking permits are required but not offered to the occupant of the ADU; or (5) there is a car share vehicle within one block of the unit.

**NOTE FROM THE PRESIDENT (Cont.)**

9. The owner of the Primary Residence shall occupy either the Primary Residence or the ADU. The JADU cannot be sold or conveyed separately from the Primary Residence.
10. Development impact fees do not apply to an ADU that is 750 square feet or less in size. ADUs that are greater than 750 square feet in size shall pay development impact fees proportionately in relation to the Primary Residence square footage.
11. New submittal requirements are codified to require a site plan, floor plan and architectural elevations, at minimum. The application requirements further stipulate that an application for an ADU or JADU shall be reviewed and approved ministerially within 60 days of submittal. An application for ADU or JADU may also be processed concurrently with a new Primary Residence.

— Francis Dumler, President



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