



## From City of Vista



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

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Vista, California, will hold a public meeting on **May 26, 2026, at 5:30 PM**, to discuss a proposal for a Zone Change affecting approximately 3 acres located on the west side of La Tortuga Drive, south of Hacienda Drive (Assessor's Parcel Number 166-150-91). The proposal seeks to change the zoning on the property from C-1 to C-2 to process a special use permit application for a four-story self-storage facility on the site.

This meeting is intended to provide preliminary input to the applicant related to a proposal to change the zoning designation on this site. Should an application move forward, the City's development review process requires the submittal of a formal planning application and additional public hearings at the Planning Commission and City Council for final consideration.

A Staff Report detailing this discussion item will be available at <http://www.cityofvista.com> on May 22, 2026, or may be obtained by visiting the Planning counter at the address below.

QUESTIONS regarding the above should be directed to Joseph Vacca, Community Development Director at City Hall, 200 Civic Center Drive, Vista, Monday through Thursday, 7:30 a.m. to 5:00 p.m., via e-mail at [jvacca@vista.gov](mailto:jvacca@vista.gov), or by telephone at (760) 643-5388.

## **SOUTH VISTA COMMUNITIES ANNUAL MEETING**

### **Nominations for SVC Board of Directors:**

President — Frances Dumler, Shadowridge

Vice President — Cindy Farfan, Creekside

Secretary — Kathy Bagwell, Shadowridge

Treasurer — Pia Romano, Shadowridge

At large — Stephanie Jackel, Creekside

Tazheen Nizam, Shadowridge

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## **CONGRATULATIONS TO THE VISTA FARMERS MARKET**

### **From Mark at Vista Farmers Market:**

Don't know if it is of interest to you or your readers but sending along a TV story that highlights the Vista Farmers Market as the most-plastic-free farmers market in the nation.

### **Here's the link to the CBS Earth 8 story about the Vista Farmers Market:**

<https://www.cbs8.com/article/news/local/outreach/earth8/vista-farmers-market-remove-80-of-plastic-packaging/509-c5aada38-cebd-4bfd-9c54-91ad46ce0dc0>

happy to provide more details if you would like . . . Mark [mark@vistafarmersmarket.com](mailto:mark@vistafarmersmarket.com)

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## **PRESIDENT'S CORNER**

South Vista Communities (SVC) is proud to be an active participant in the civic life of our neighborhoods. South Vista is vibrant, has beautiful landscapes, and continuously adapts to challenges including land use, conservation, housing, circulation, noise, and safety. The SVC Board will continue to participate in all matters related to maintaining and improving the community's environment (parking, landscaping, architectural design, improvements, and modifications), its standards of health and safety, and its quality of life. As part of this commitment, we are monitoring several current issues of interest.

A major ongoing concern is the continuing expansion of air traffic at Palomar Airport because of the increasing noise pollution, not only across adjoining cities, but also impacting South Vista neighborhoods. We are closely following the ongoing efforts of the Palomar Airport Action Network and have participated in setting up a noise monitor as a component of the Get Noisy Network.

The former Burlington Coat Factory property at 650 Sycamore Avenue (and its intersection with Thibodo Road) continues to be a significant eyesore. The landscape is drastically behind schedule. The building is deteriorating from lack of adequate maintenance. In August 2023, the Charles Company made an onsite public presentation of a proposal for multiuse commercial and residential development. The proposed plan

consisted of a ten three-story, and one two-story residential buildings, one one-story commercial building, and a total construction area of 285,544 square feet. The residential units comprise forty-seven townhomes (although the printout lists a total of 48), forty-four studios, 112 one-bedrooms, and fifty-two-bedroom apartments. A total of 704 parking units is provided. The area for retail is quite small and tucked in one corner of the property, suggesting it is aimed at drive-through businesses. The overall impression is that the current proposal is not much different from the one presented at the Vista City Council on April 13, 2021. To date, Charles Company has not moved forward on this project, nor has it shown an inclination to bring up a new proposal for this site. SVC is concerned that, if the status quo continues, the 650 Sycamore Avenue property may become a public nuisance.

Pacifica Companies, REC Consultants, and the SVC board had a zoom conference on February 17, 2022, to discuss a proposal for developing a self-storage facility on a 3-acre property on the west side of La Tortuga drive south of Hacienda Drive. Several suggestions and recommendations were made by the SVC board at that time. The developer is now pursuing a potential zone change on the property from C-1 to C-2 to process a special use permit application for the above-mentioned project. We will follow its course to ensure that our recommendations and suggestions are given due attention.

On behalf of South Vista Communities and its Board I wish you all a very enjoyable and productive summer season.

Francis Dumler  
SVC President

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