



STAFF REPORT
5/27/2020

To: Honorable Mayor and City Council Members

FROM: Luis Lopez, Development Services Director

SUBJECT: Vista Del Agua Change of Zone and Specific Plan Ordinances

- a) Ordinance No. 1156 approving Change of Zone 14-01 that changes the existing General Commercial (C-G), Residential Single Family (R-S), Manufacturing –Service (M-S) zoning to a Specific Plan zone, for the Vista Del Agua development generally located on the north side of Avenue 48 between Tyler Street and Polk Street. (*Second Reading*)
- b) Ordinance No. 1157 approving the Vista Del Agua Specific Plan 14-01 that proposes residential, commercial, open space and park land uses along with development standards and design guidelines for the development of approximately 275 acres generally located on the north side of Avenue 48 between Tyler Street and Polk Street. (*Second Reading*)

STAFF RECOMMENDATION:

Staff recommends that the City Council take the following actions.

- a) Adopt Ordinance No. 1156 approving Change of Zone 14-01 that changes the existing General Commercial (C-G), Residential Single Family (R-S), Manufacturing –Service (M-S) zoning to a Specific Plan zone for the Vista Del Agua development generally located on the north side of Avenue 48 between Tyler Street and Polk Street.
- b) Adopt Ordinance No. 1157 approving the Vista Del Agua Specific Plan (SP 14-01) to allow residential, commercial, open space and park land uses along with development standards and design guidelines for the development of approximately 275 acres generally located on the north side of Avenue 48 between Tyler Street and Polk Street.

BACKGROUND:

On May 13, 2020 the City Council took final action on the Vista Del Agua Specific Plan Project which included a Water Supply Assessment, Environmental Impact Report, General Plan Amendment, Tentative Parcel Map, and two ordinances for Change of Zone, and Specific Plan approvals. Accordingly, the City Council has previously introduced for first reading, by title only,

Ordinance No. 1156 approving Change of Zone No. 14-01 and Ordinance No. 1157 approving the Vista Del Agua Specific Plan.

DISCUSSION/ANALYSIS:

Attached to this staff report is the finalized Ordinance No. 1156 approving Change of Zone No. 14-01 for the Vista Del Agua properties from the current zoning of R-S (Residential Single-Family), C-G (General Commercial), and M-S (Manufacturing Service) to S-P (Specific Plan – Vista Del Agua) amending the City’s Official Zoning Map on 275 acres of land located on the north side of Avenue 48 between Tyler Street and Polk Street.

Similarly, the attached Ordinance No. 1157 approves the Vista Del Agua - Final Specific Plan document which will function as the project’s development document by replacing the City’s Zoning Ordinance provisions with site-specific requirements, land use designators, development standards, and design guidelines for the phased development of the Vista Del Agua master-planned community.

ALTERNATIVES:

1. Adopt Ordinance No.’s 1156 and 1157.
2. Adopt Ordinance No.’s 1156 and 1157 with minor clarifications.
3. Continue this item and provide staff with direction.

FISCAL IMPACT:

None.

RECOMMENDED ALTERNATIVE(S):

Staff recommends Alternative #1 or #2 as noted above.

Attachments: Ordinance No. 1156 (2nd Reading)
 Ordinance No. 1157 (2nd Reading)