

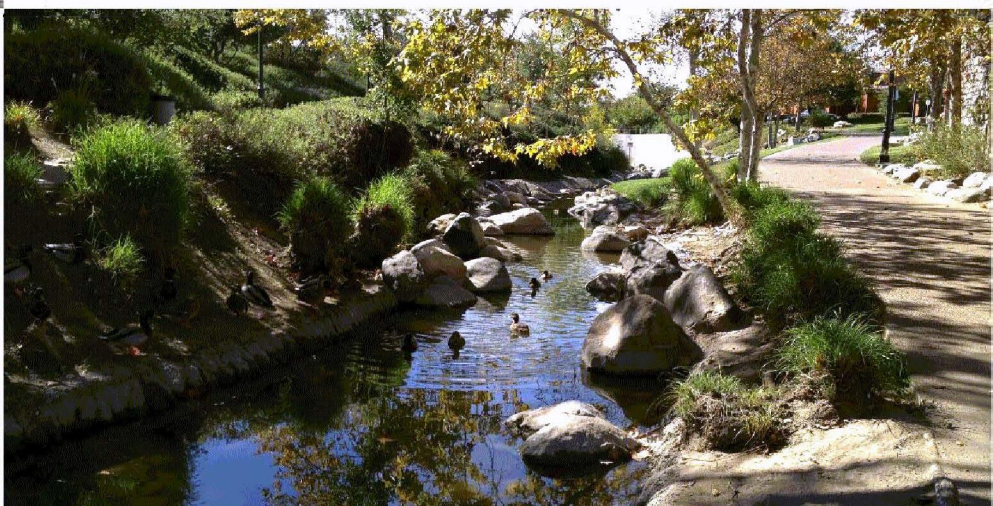
Downtown Vista Specific Plan

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Downtown Vista Specific Plan

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Appendix 1 presents the terminology definitions. Appendix 2 is a graphic showing conceptual design for the improvement of the intersection of North and South Santa Fe Avenue and Vista Village Drive. Appendix 3 provides cost estimates for public improvements associated with this plan, bound separately. Appendix 4 includes the Parking Management Plan for the Specific Plan area.

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Vision: Our vision for Downtown Vista is an active, prosperous and culturally rich city center that attracts both residents and visitors. We envision downtown as a place with a mix of uses that provide abundant opportunities to socialize, shop, dine, conduct business, enjoy a variety of events, and be enriched and entertained by art.

1. Introduction

1.0 Purpose

This plan is intended to be a tool for developers, property owners, City staff and decision makers. It provides a thoughtful vision for Downtown Vista, along with clear policies, regulations and guidelines to shape land use decisions, design, mobility, and parks and open space.

1.2 Relationship to General Plan

In 2012, the City adopted a new General Plan. The General Plan directs growth and redevelopment to certain targeted areas, called Opportunity Areas (OAs), which are based on the principles of smart growth and sustainability. The OAs also integrate the existing San Diego Association of Governments (SANDAG) Regional Comprehensive Plan (RCP) Smart Growth Areas and Place Types. This updated Specific Plan for Downtown Vista is designed to implement the vision, goals, and policies of the General Plan. It incorporates OA-1, which calls for environmental enhancements to Buena Vista Creek and creation of a linear park and trail system along its banks, connecting Downtown Vista with the rest of the city and with a regional trail system. The heart of the Specific Plan is OA-2, Downtown Vista, which is designed to reestablish it as the community's center, where residents and visitors will live, work, shop, and play in a lively, attractive, multi-modal, mixed-use environment. The Specific Plan also implements the General Plan by promoting development of new affordable workforce housing in Downtown Vista in proximity to shopping, services, transit, and parks, trails, and recreation facilities.

1.3 Setting

Vista is located in north San Diego County, approximately seven miles inland from the Pacific Ocean. It is one of a string of communities connected by the east-west SPRINTER transit line and State Route 78. Neighboring communities include Oceanside to the west, Carlsbad to the southwest, San Marcos and Escondido to the east, and unincorporated San Diego County to the north.

Downtown Vista is located in the center of the city, just north of State Route 78. It functions as the key circulation connector within Vista and to the region, through its proximity to SR-78; due to the location of two North County Transit District (NCTD) SPRINTER stations within its border; and as the place where many of the City's major roadways, existing and proposed trails and bikeways, and bus routes converge. Residential neighborhoods surround the downtown area. Neighborhoods to the east and south of downtown are lower density with semi-rural character. Neighborhoods to the north and east of downtown are largely medium to medium-high density.

Three SANDAG Smart Growth Areas are located here: VS 1 (Downtown Specific Plan, which is an existing/planned Town Center), VS 3 (Vista Village Transit Center, which is an existing/planned Community Center), and VS 5 (Civic Center Drive SPRINTER station, which is an existing/planned Community Center). The Smart Growth Areas are described in the Land Use Chapter.

1.4 Guiding Principles

This Specific Plan's following guiding principles are designed to guide the continued revitalization of Downtown Vista, reestablishing it as Vista's commercial, social, and cultural center.

- ☉ Support economic development through a coordinated effort between the public and private sectors.
- ☉ Establish a formal Arts & Culture District to encourage and promote the arts as a key element of Downtown Vista's economy and identity
- ☉ Create a lively mixed-use environment that provides a variety of housing, retail, and recreational opportunities and choices.
- ☉ Acknowledge the unique history and community identity of Vista.
- ☉ Enhance public gathering spaces with social and recreational amenities.
- ☉ Foster stronger connections between adjacent neighborhoods and commercial centers downtown through enhanced pedestrian and bicycle networks, improved transit access, and efficient parking.
- ☉ Enhance Buena Vista Creek as a pedestrian and recreational resource by providing pedestrian and bicycle trail opportunities along the creek.
- ☉ Incorporate the principles of health and sustainability.
- ☉ Ensure a streamlined and predictable discretionary review process.

1.5 Highlights

New Arts and Culture District - A cornerstone of this plan is to encourage the concentration of arts, cultural, and entertainment uses and venues, and supporting uses, and build on our existing assets, including venues, festivals, and special events. The intent is to create a vibrant, attractive, and livable downtown for existing and prospective residents that also attracts regional visitors.

Buena Vista Creek Enhancements - Buena Vista Creek is a major defining characteristic of the City. This plan implements General Plan policies for future enhancements to the creek through downtown to include a linear park, pedestrian access/trails, creek restoration and enhancement, and urban design guidelines for the orientation of future development toward the creek.

Smart Growth - This Specific Plan is based on the principles of smart growth and transit-oriented development. The intent is to promote a lively, walkable,

mixed-use downtown environment within proximity of nearby rail and bus transit.

Parking Management Plan - A parking management plan was prepared to serve as a roadmap for addressing parking needs in the downtown area in support of smart growth. It is a companion document to this Specific Plan.

High Quality, Sustainable Design - The plan's design guidelines promote a high level of sustainable development and design excellence while fostering the design character to reflect the unique identity of Downtown Vista.

Connections - This plan carries forward the theme of "Connections" established in the General Plan by reinforcing the importance of transit, and improving bicycle, pedestrian, and neighborhood connections. It includes guidelines for public and private projects to incorporate walking and biking facilities to better integrate the downtown area and promote health.

Health Impact Assessment - A Health Impact Assessment was prepared to evaluate how the Specific Plan can impact health in the community and to avoid adverse health impacts where possible. It is a companion document to this plan.

Health Impact Checklist - A Health Impact Checklist is included as an Appendix to the Health Impact Assessment to allow staff and project applicants to evaluate individual projects from a health perspective and ensure health is considered in the project approval process.

1.6 Acknowledgements

SANDAG - This plan was funded by a Smart Growth Planning Grant awarded from SANDAG in June, 2013. The program provides funding for transportation-related infrastructure improvements and planning efforts that support smart growth development in Smart Growth Opportunity Areas as shown on SANDAG's Smart Growth Concept Map. The goal is to fund comprehensive public infrastructure projects and planning activities that will facilitate compact, mixed-use development focused around public transit, and that will increase housing and transportation choices.

Community Engagement

Project Advisory Committee (PAC) - A seven-member PAC provided invaluable oversight to the development of this plan. Comprised of property owners, business owners, residents, developers, City leaders, the Chamber of Commerce, and representatives from the public health community, this group met four times during the plan preparation period.

Parking Management Plan (PMP) Subgroup - The PMP Subgroup reviewed the data research and parking-related surveys and provided important feedback to inform development of the parking management strategies included in the plan.

Health Impact Assessment (HIA) Subgroup - The HIA Subgroup assisted with prioritizing the health issues to be addressed in the HIA, provided input for the existing conditions analysis, and provided oversight to the development of the HIA recommendations.

Public Arts Commission - A workshop was held with the City Public Arts Commission to collect focused input for the development of the Arts & Culture District.

2. Land Use

2.0 The Districts

The Specific Plan is divided into six sub-districts as shown in Figure 2-1.

The six sub-districts that make up the DVSP are:

- Historic Downtown
- Paseo Santa Fe
- Transit
- West Gateway
- Civic Center
- South Gateway

2.1 District Distinctions

Each district possesses unique elements that define its character. This Plan acknowledges and seeks to protect the valuable aspects of each downtown district, and enhance each area's attractiveness, vitality and livability.

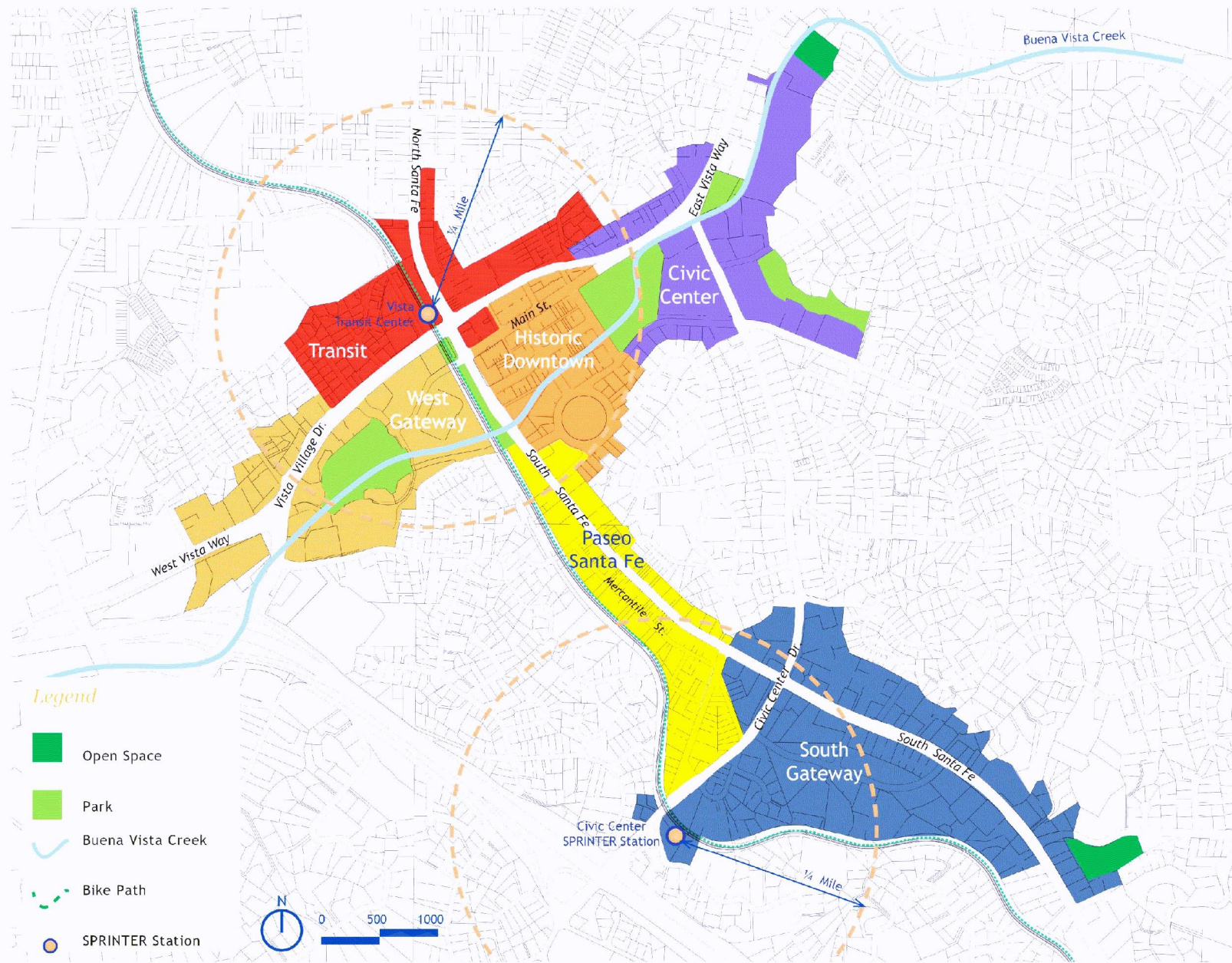
2.1.1 Historic Downtown - Arts & Culture District

The Historic Downtown is the heart of the Specific Plan area and a North San Diego County destination. Vista's Main Street passes through the center of the Historic Downtown and serves as host to many community events. A variety of restaurants, cafés, coffee shops, and tasting rooms provide indoor and outdoor gathering spaces within the Historic Downtown. These offer interesting locales for social interaction for local residents and visitors. Nearby single- and multi-family residential neighborhoods helps to further activate the streets in the Historic Downtown, while still retaining the quaint character of this area.

This District is one of two designated as an Arts & Culture District. The culinary arts in the form of craft breweries and wineries flourish in this district. Public art sculptures are prominently displayed as part of the streetscape, in the form of bicycle racks, and as murals depicting local history. The Avo Theater is a lively venue for musical and performing arts, centrally located along Main Street. Fine art is exhibited in galleries, lobbies and exhibit spaces of local businesses and the Chamber of Commerce.

Downtown Vista's land use mix will encourage residents and visitors to explore, connect, and create.





Implementing this Specific Plan will create a highly walkable area in the Historic Downtown, where a wide spectrum of arts uses and activities are encouraged, including public art installations, murals, galleries, performing arts, culinary arts, music and festivals. The addition of fine dining, independent theaters and appropriate night-time entertainment uses is encouraged. Building heights are limited to three stories to help retain the historic character of the district. Commercial uses that activate the street are desired, and office and residential uses are encouraged to locate on the upper levels of the downtown buildings. Pedestrian connectivity with the Vista Transit Center should be enhanced.

2.1.2 Paseo Santa Fe - Arts & Culture District

The Arts & Culture flavor of the Paseo Santa Fe District is similar to the Historic Downtown with important distinctions. South Santa Fe Avenue bisects this district, and is being transformed to create a more walkable and bicycle-friendly environment. Street improvements will implement a 2-lane roadway with angled parking, roundabouts, attractive landscaping and street furniture, wider sidewalks and bike lanes. Mercantile Street runs parallel to South Santa Fe Avenue between Pala Vista Drive and Guajome Street. A multi-family housing development and public park has been constructed along South Santa Fe Avenue in the northern section of the District near the Historic Downtown. The aging commercial and industrial properties to the south of Guajome Street along South Santa Fe Avenue and Mercantile Street are expected to redevelop over time following completion of the roadway improvements.

Working artists are able to practice their craft in this district and sell their handiwork on-site. Metal fabrication and woodworking are examples of activities in this area, and it is particularly suitable for glass blowing, pottery and ceramics, upholstery and needlework, succulent nurseries, and similar types of crafts. Continued revitalization in the Paseo Santa Fe District is encouraged in order to expand the cultural and artistic venues, with a focus on the industrial arts along Mercantile Street. Retail and casual eating establishments are desired to support industrial arts in the district. Live-work units are particularly well-suited for this district, providing space for local artists to work on the ground floor and reside in the upper living space of a dual-purpose unit. Connections to the Inland Rail Trail are important to ensure high levels of pedestrian and bicycle activity.

2.1.3 Transit

The Transit District is at the northern end of the Specific Plan area. Located in the center of this area, the Vista Transit Center is the transit hub for downtown with both bus and SPRINTER stops and connects to both residential and commercial properties. The intersection of Vista Village Drive and South Santa Fe Avenue at the eastern end of the Transit Center is one of the busiest in the Specific Plan area.

The Transit District is an area of transitions. Established single-family neighborhoods to the north give way to multi-family residential development

closer to the Transit Center; multi-family residential properties transition to commercial properties fronting East Vista Way.

This District is particularly well suited for mixed-use, transit-oriented development. The primary intersection of Paseo Santa Fe Avenue and Vista Village Drive near the transit center will be improved with pedestrian and bicycle enhancements, including artistically painted crosswalks to reflect the City’s passion for the arts. The new design will better connect the residents and visitors arriving at the Transit Center to the Arts and Culture District. A vacant 1.29-acre “opportunity” parcel is prominently situated at the southeastern corner of South Santa Fe Avenue and Vista Village Drive, known as 100 Main Street.

2.1.4 West Gateway

The West Gateway District is one of the primary entrances to the City from State Highway 78, and includes larger-scale entertainment, retail and commercial services. A 15-screen movie theater, restaurants, and complementary commercial uses make this an inviting destination for residents and visitors. The Wave Water Park and Vista Village Creek Walk are recreational facilities at the center of this District.

The district features development opportunities with some vacant parcels that abut the south side of the Creek Walk Park. Consideration should be given to temporary closures of Main Street in front of the movie theater to create a vehicle-free, pedestrian-only plaza. Along West Vista Way and Vista Village Drive, the properties to the west and north present opportunities to rehabilitate or recycle uses and buildings to create ground floor retail with upper story office uses. The pedestrian enhancement plans for the intersection of Vista Village Drive and South Santa Fe Avenue will facilitate the connection between this District and the Vista Transit Center, thus improving the walking environment. Opportunities should be considered for improved pedestrian and bicycle crossings at Vista Village Drive.

2.1.5 Civic Center



The Civic Center District features a concentration of municipal uses and services, as well as recreational amenities, including the Vista Civic Center, library, Rancho Buena Vista Adobe, Wildwood Park and the Civic Center Park. Public art is prominent in this district, and a sculpture garden is planned for Civic Center Park. The area is walkable and bikeable as it is an important destination for residents and visitors. A 13.1-acre vacant parcel at the east end of the District is the former site of the Sycamore Creek mobile home park and is planned for future multi-family development along with a flood control basin and the north end of the site. An approximately 10-acre property, currently used as playing fields for the Vista Magnet Middle School, separates the Vista Civic Center from the Historic Downtown. Buena Vista Creek passes under the school property in a covered culvert.

Should the school property become available for development at a future date, the Buena Vista Creek trail system will be connected through this property. Future use of the developed portion of the property should include buildings oriented to the creek, and a multi-use trail along the creek. The play fields associated with the school present a longer-term opportunity for a future community park. In the near-term, a partnership in the form of a joint use agreement between the City and the School District would facilitate making this space an important recreational amenity available for use by the community.

2.1.6 South Gateway

Primary land uses in the South Gateway District include multi-family residential development and older shopping centers and retail buildings located along the commercial corridors. The Civic Center Drive SPRINTER station is the Specific Plan area's other transit hub, located within walking distance of most multi-family housing in the District, and some of the retail centers. Long distances between crosswalks present a challenge for pedestrians walking from residential areas to shopping centers along South Santa Fe Avenue south of Civic Center Drive.

The SPRINTER station's location and the Civic Center Drive and South Santa Fe transit corridors make this an ideal area to promote smart growth. The district is well-positioned for infill multi-family residential development in the vicinity of the SPRINTER station and along South Santa Fe Avenue. Commercial sites along Civic Center Drive and South Santa Fe Avenue present opportunities to be redeveloped with more compact, mixed-use development. Careful attention should be taken to provide transitions between development along the major corridors and the residential neighborhoods that are accessed from connecting streets. Building heights are limited to three stories in this area to ensure compatibility with surrounding neighborhoods. Additional crosswalks are needed to improve safety for pedestrians and to promote walking.

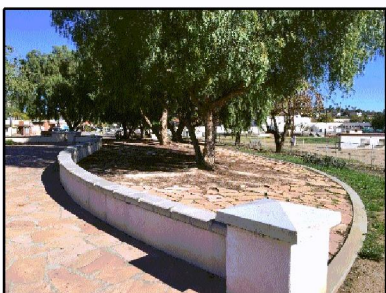


2.2 Land Use Designations

The Specific Plan allows for land use to be customized to help shape the area's character. Downtown Vista should be an imaginative, eclectic, and inclusive place, weaving arts and culture into the day to day experience of residents and visitors. Figure 2-2 shows the land use designations within the Downtown Vista Specific Plan Area. Land use designations downtown include Mixed Use, Civic Activity Parks and Recreation, Open Space, and Commercial.

2.2.1 Mixed Use

Mixed Use development combines residential and commercial uses within a single building, or in adjacent buildings. A key component of smart growth, mixed use development can create lively urban nodes where a variety of daily activities are within walking distance of one another. In Vista, the Mixed Use designation is concentrated along primary transportation corridors, including the majority of the Downtown Vista Specific Plan area. The Mixed Use designation allows residential densities up to 40 units per gross acre, and permits Live-Work uses that combine residential and commercial uses in the same unit.



2.2.2 Civic Activity

The Civic Activity land use designation includes community-focused public and quasi-public uses. Examples include fire stations, court houses, government offices, libraries, public schools, public parking lots, museums, and cultural facilities, as well as ancillary uses such as community gardens or farmers' markets, consistent with Chapter 18.47 of the Vista Development Code. No private development potential is assigned to sites designated as Civic Activity.

2.2.3 Open Space

The Open Space land use designation maintains natural areas in an undeveloped state for aesthetic, health, or public safety purposes. These areas include lands surrounding Buena Vista Creek, other areas of biological significance, or deed-restricted open space in private development. The Open Space land use designation may allow ancillary uses, such as low-intensity public recreation uses (including pedestrian or biking, and associated parking areas), community gardens, or renewable energy projects, provided they do not negatively impact the resources that are being preserved, consistent with Chapter 18.12 of the Vista Development Code.

2.2.4 Parks and Recreation

The Parks and Recreation land use designation applies to public parks, and public and private recreation areas and facilities, as well as deed restricted property in private development that is set aside for recreation. The Parks and Recreation land use designation may allow ancillary uses such as community gardens, farmers' markets, or Low Impact Development demonstration projects.

2.2.5 Commercial

The Commercial land use designation applies to commercial retail and service uses such as retail centers, shopping centers, restaurants, and entertainment uses. Permitted, special and minor uses within the Commercial land use designation shall be consistent with Chapter 18.38 of the Vista Development Code, the C-1 Zone.

2.2.6 Residential, Multi-Family

The Residential, Multi-Family designation applies to residential neighborhoods within certain areas of the Specific Plan. Permitted, special and minor uses within the Residential, Multi-Family designation shall be consistent with Chapter 18.34 of the Vista Development Code, the R-M Zone.

2.3 Allowed Land Uses and Permit Requirements

2.3.1 Allowed Land Uses

Table 2-1 shows the allowed land uses and required permits within the Mixed Use designation of the Downtown Vista Specific Plan area. The Civic Activity designation refers to the CA Zone, the Open Space designation refers to the Open Space Zone, and the Commercial designation refers to the C-1 Zone in the Vista Development Code. Chapter 7 provides additional information about the administration and implementation of development permits.

REGULATIONS

1. Minor Use Permits (MUP), Temporary Use Permits (TUP), Site Development Plans (SDP), Plot Plans (PP), and Special Use Permits (SUP) shall be obtained according to the procedures in Chapter 18 of the Vista Development Code and the regulations in this Chapter.
2. A Plot Plan shall be obtained for the new construction or expansion of all uses listed as permitted (P) or Plot Plan (PP) in Table 2-1, using the procedure in Vista Development Code Section 18.64.035. The City Planner may refer any Plot Plan to the Planning Commission as a Site Development Plan.
3. Non-conforming uses shall comply with the provisions of Vista Development Code Chapter 18.72.
4. Any uses not listed in Table 2-1 or the corresponding Chapters of the Development Code are prohibited.

2.3.2 Definitions

Terms unique to this Specific Plan are defined in Appendix 1. If no definition is provided in Appendix 1, the definitions in the Vista Municipal Code apply.

TABLE 2-1
Mixed Use Permit Requirements
Downtown Specific Plan Planning Areas

Land Use	Permit Requirements by District						Notes:
	Historic Downtown	Transit	West Gateway	Civic Center	Paseo Santa Fe	South Gateway	
Arts							
Art Gallery	P	P	P	P	P	P	Live performance venues require a Live Entertainment Permit.
Art Studio							
▪ Commercial	P	P	P	P	P	P	
▪ Private	P	P	P	P	P	P	
▪ Industrial	-	-	-	-	MUP	-	
▪ Retail	P	P	P	P	P	P	
Live performance venue	PP	PP	PP	PP	PP	SUP	
Food and Entertainment							
Arcade	-	-	SUP	SUP	-	SUP	As a primary use only. For accessory use refer to VDC 18.38.020 #27.
Commercial Recreation Facility (Indoor)	PP	-	PP	PP	PP	PP	
Cultural Institution	PP	PP	PP	PP	PP	PP	
Eating and Drinking Establishments:							VDC 18.66.035
▪ Bar, Cocktail Lounge or Nightclub	SUP	SUP	SUP	SUP	SUP	SUP	
▪ Microbrewery/Winery Tasting Room with or without On-site Manufacturing	MUP	MUP	MUP	MUP	MUP	MUP	
▪ Outdoor Cooking	MUP	MUP	MUP	MUP	MUP	MUP	VDC 18.38.030 (J) Outdoor cooking must be associated with an eating or drinking establishment.
▪ Outdoor Dining	PP	PP	PP	PP	PP	PP	Drive-through restaurants located at 827 S. Santa Fe Avenue, 377 Vista Village Drive, and 101 Main Street will not become nonconforming pursuant to this Specific Plan, and may be expanded or altered at the same location, subject to Plot Plan Review.
▪ Restaurant with drive-through	-	-	-	-	-	-	
▪ Restaurant without onsite alcohol sales	P	P	P	P	P	P	
▪ Restaurant with onsite alcohol sales	MUP	MUP	MUP	MUP	MUP	MUP	VDC 18.66.035

P = Permitted Use
SUP = Special Use Permit Required
PP = Plot Plan Required

MUP = Minor Use Permit Required
TUP = Temporary Use Permit Required
" - " = Use not allowed

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Mixed Use Permit Requirements
Downtown Specific Plan Planning Areas

Land Use	Permit Requirements by District						Notes:
	Historic Downtown	Transit	West Gateway	Civic Center	Paseo Santa Fe	South Gateway	
Farmer's Market	P	P	P	P	P	P	Street closures require Special Event Permits. Events held outdoors on private property in parking areas require Temporary Use Permits (TUPs). TUPs limited to four/year on one site. Dance halls may provide live entertainment, may serve alcoholic beverages, and may serve prepared meals Lodge/Private Club may maintain dining facilities, serve alcohol, or engage professional entertainment for the enjoyment of dues-paying members and their guests.
Lodge Hall/Dance Hall/Private Club	SUP	SUP	SUP	SUP	SUP	SUP	
Mobile Food Vending	See VDC 8.26						
Movie Theater	PP	PP	PP	PP	PP	PP	
Manufacturing and Processing							
Light Manufacturing	-	P	-	-	P	-	
Medical Laboratory	-	P	-	-	-	P	
Public							
Electric Vehicle Charging Stations	P	P	P	P	P	P	
Places of Assembly	SUP	SUP	SUP	SUP	-	SUP	
Public Buildings	-	P	-	P	P	P	
Public Open Space and Parks	P	P	P	P	P	P	
Public Parking Facilities	P	P	P	P	P	P	
Public Utilities	P	P	P	P	P	P	
Schools, Commercial	SUP	SUP	SUP	SUP	-	SUP	
Telecommunication Facilities	MUP	MUP	MUP	MUP	MUP	MUP	
Transportation Service	-	P	P	P	P	P	
Residential							
Home Occupations	P	P	P	P	P	P	VDC 18.58.480
Live/Work Units	PP	PP	PP	PP	PP	PP	
Mixed-Use Developments	PP	PP	PP	PP	PP	PP	Plot Plan Review shall consider hours of operation
Multi-Family Dwellings	PP	PP	PP	PP	PP	PP	
Senior Housing Developments	PP	PP	PP	PP	PP	PP	
Single-Family Dwellings	PP	PP	PP	PP	PP	PP	

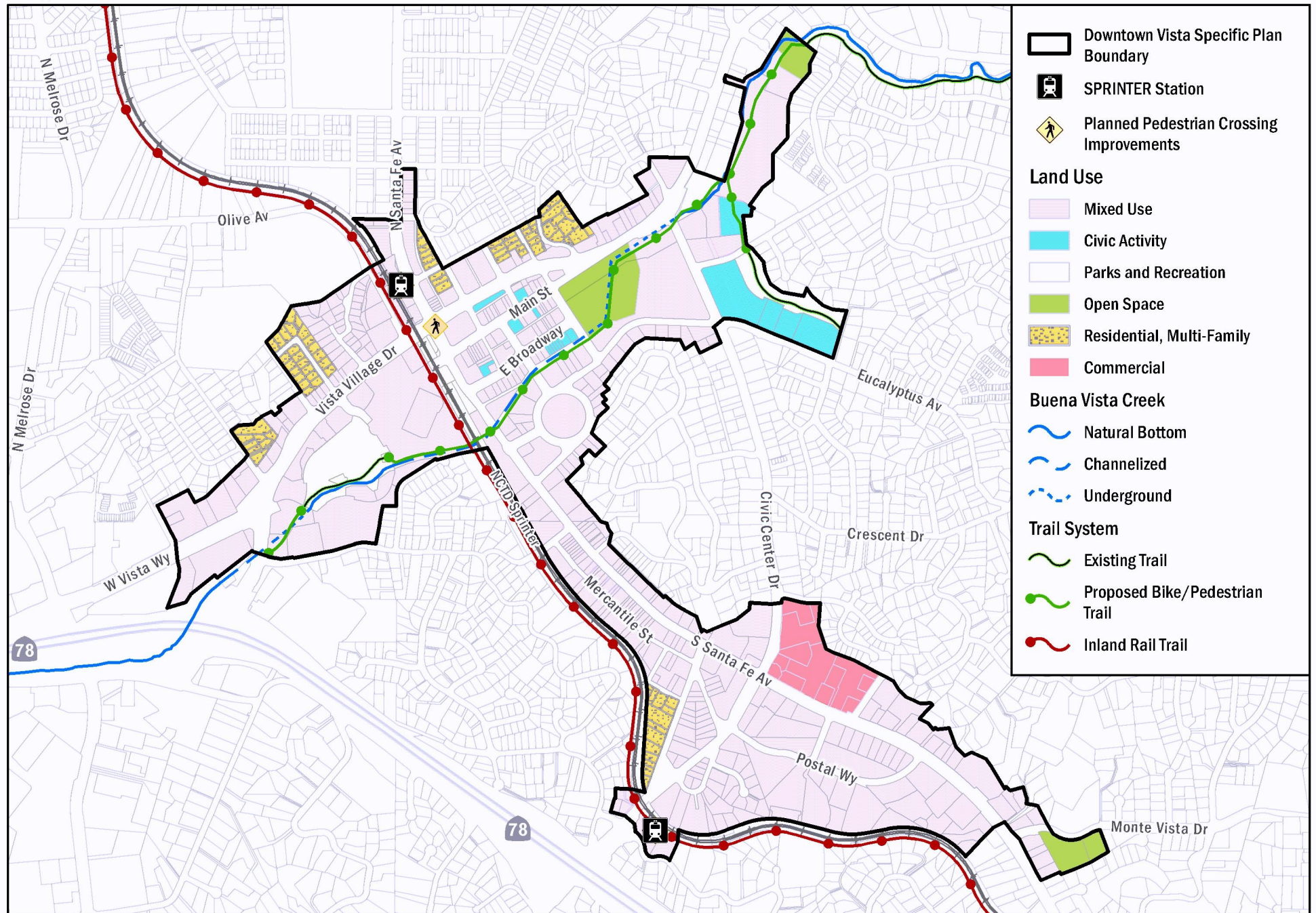
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Downtown Specific Plan Planning Areas

Land Use	Permit Requirements by District						Notes:	
	Historic Downtown	Transit	West Gateway	Civic Center	Paseo Santa Fe	South Gateway		
Retail and Services								
Alcohol Sales, Off-site	SUP	SUP	SUP	SUP	SUP	SUP	VDC Section 18.38.020 #22	
Animal Clinic, Small	-	P	P	P	P	P	Minor vehicle maintenance may be allowed as an accessory use.	
Automobile Sales, New	-	-	P	-	-	-		
Automobile Service Stations/Carwash	-	-	SUP	-	-	SUP		
Bargain Basement Stores	-	-	-	-	-	SUP		
Bed and Breakfast Inns	PP	PP	PP	PP	PP	PP		
Business Support Services	P	P	P	P	P	P	Massage services offered to supplement a separate primary use (e.g. physical therapy) may be allowed on a case-by-case basis	
Commercial Day Care Center	PP	PP	PP	PP	PP	PP		
Financial Facilities	P	P	P	P	P	P		
Health Clubs (Large)	-	MUP	MUP	MUP	MUP	MUP		
Health Clubs (Small)	P	P	P	P	P	P		
Hotels/Motels	SUP	SUP	SUP	SUP	SUP	SUP		
Massage Services	-	-	-	-	-	-		
Medical Services (Clinic, Laboratory, Urgent Care)	-	MUP	MUP	MUP	-	MUP		
Nurseries	P	P	P	P	P	P		No more than 0.5 acres outdoor space per nursery
Offices, Business	P	P	P	P	P	P		
Offices, Medical	MUP	P	P	P	P	P		
Outdoor Display and Sales	PP	PP	PP	PP	PP	PP		
Pawn Shops	-	-	-	-	-	SUP		
Personal Services	P	P	P	P	P	P		

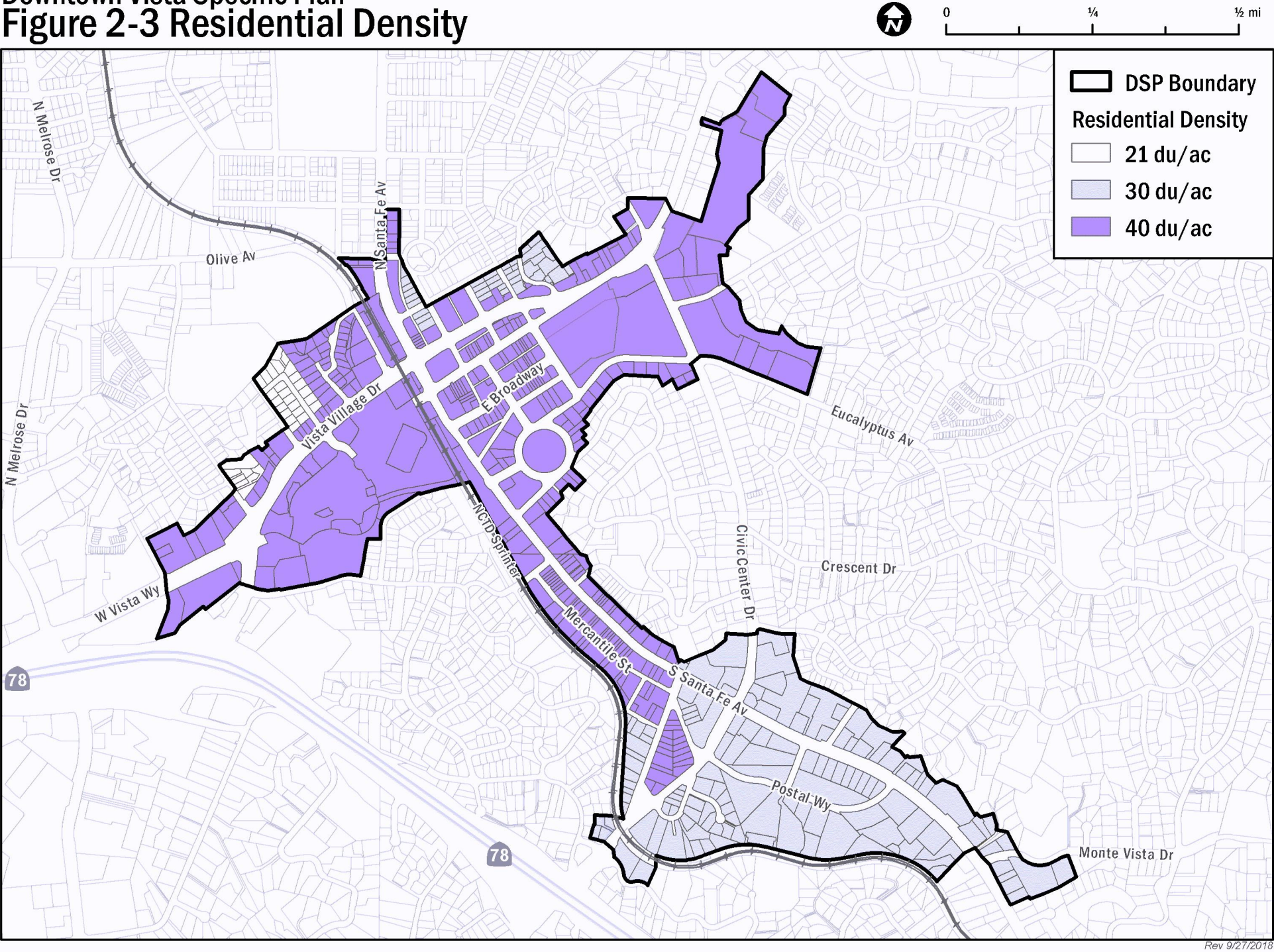
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Downtown Specific Plan Planning Areas

Land Use	Permit Requirements by District						Notes:
	Historic Downtown	Transit	West Gateway	Civic Center	Paseo Santa Fe	South Gateway	
Postal Services	P	P	P	P	P	P	
Retail Sales, General	P	P	P	P	P	P	
Tattoo parlor	SUP	SUP	-	-	SUP	-	No more than one tattoo parlor within the Specific Plan area. High quality interior design is required. Check-in and waiting area(s) must be accessed from the primary entrance. Work areas shall not be visible from the public right-of-way.
Valet Parking	P	P	P	P	P	P	
Other Uses							
Accessory Structures	PP	PP	PP	PP	PP	PP	
Community Gardens and Urban Agriculture	P	P	P	P	P		
Temporary Buildings	PP	PP	PP	PP	PP	PP	Includes pop-up storage container uses, not to exceed 24 months.

Downtown Vista Specific Plan Figure 2-2 Land Use Map



Downtown Vista Specific Plan
Figure 2-3 Residential Density



Downtown Vista Specific Plan
Figure 2-4 Building Heights

