

ORDINANCE NO. 2018-2

AN ORDINANCE OF THE CITY COUNCIL OF THE CHARTERED CITY OF VISTA, CALIFORNIA, APPROVING A ZONE CHANGE FROM COMMERCIAL (C-1) TO COMMERCIAL (C-2) ON 4.5 ACRES LOCATED ON THE WEST SIDE OF E. VISTA WAY, JUST SOUTH OF E. BOBIER DRIVE AT 1100 E. VISTA WAY (APN 173-250-34)

APPLICANT: AV Vista LLC
PLANNING CASE NO. 15-0815

The City Council of the City of Vista does ordain as follows:

1. Findings. The City Council hereby finds and declares the following:

A. The applicant, AV Vista LLC, has submitted an application for a General Plan Amendment, Zone Change, Special Use Permit, inclusive of a Site Development Plan (Planning Case No. P15-0815) to develop a 128,185 square foot self-storage facility to include landscaping, parking lot, and associated improvements on the 4.5 acre site located on the west side of E. Vista Way, just south of E. Bobier Drive (APN 173-250-34) as follows:

1. A General Plan Amendment to change the land use designation for the subject property from Neighborhood Commercial (CN) to General Commercial (GC) to allow for a self-storage facility on the subject site;
2. A Zone Change from Commercial (C-1) to Commercial (C-2) for the subject site;
3. A Special Use Permit to allow for the development of a self-storage facility on the subject site;
4. A Site Development Plan to develop a 128,185 square foot self-storage facility to include landscaping, parking lot, and associated improvements on the 4.5 acre site; and

B. The property for which the approvals are requested is more specifically described as follows:

A 4.5 acre site located on the west side of E. Vista Way, just south of E. Bobier Drive, and known as Assessor's Parcel Number 173-250-34; and

C. On January 16, 2018, the Planning Commission held a duly noticed public hearing on the requested Zone Change and adopted Planning Commission Resolution No. 2018-03, recommending City Council approval of the proposed Zone Change. The Planning Commission's written recommendations to the City Council regarding the project are included in Planning Commission Resolution 2018-03, consistent with Government Code Section 65855.

D. On January 16, 2018, the Planning Commission adopted Planning Commission Resolution 2018-01, recommending City Council approval of the Mitigated Negative Declaration for this project with the finding that the project, if properly mitigated, will not have a significant impact on the environment.

E. Pursuant to Vista Development Code chapters 18.48 and 18.80, the City Council held a duly noticed public hearing regarding the proposed Zone Change on February 27, 2018, and at said hearing, staff reports both written and oral were received in evidence, and all persons desiring to speak on the project were heard. At the conclusion of said hearing, after consideration of all evidence presented, the City Council made certain findings and reached a decision on the project as hereinafter set forth.

2. Zone Map Change. The Zoning Map is hereby amended, as reflected in Exhibit "A" to conform with the Zone Change.

3. Severability. If any word, sentence, paragraph, or other portion of this ordinance (other than an invalidation of the entire Covenant Agreement) is deemed to be invalid or unenforceable for any reason by a court of competent jurisdiction, the City Council declares its intent that all remaining words, sentences, paragraphs or portions of the ordinance or Covenant Agreement not held to be invalid or unenforceable shall remain in full force and effect, and shall, be so construed, as if the original ordinance did not contain the invalid or unenforceable language.

4. Effective Date. This Ordinance shall be effective on the thirty-first day following the date of its adoption. The City Clerk is authorized and directed to publish a copy in the manner provided by law.

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5. Adoption. INTRODUCED AND ADOPTED at a regular meeting of the City Council held on the 27th day of February, 2018, by the following vote:

AYES: Mayor Ritter, Aguilera, Franklin, Green

NOES: None

ABSENT: Rigby

ABSTAIN: None



JUDY RITTER, MAYOR

APPROVED AS TO FORM:
Darold Pieper, City Attorney

ATTEST:
Kathy Valdez, City Clerk

By: 

By: 

APPROVED
Jonathan B. Stone
1525 021218

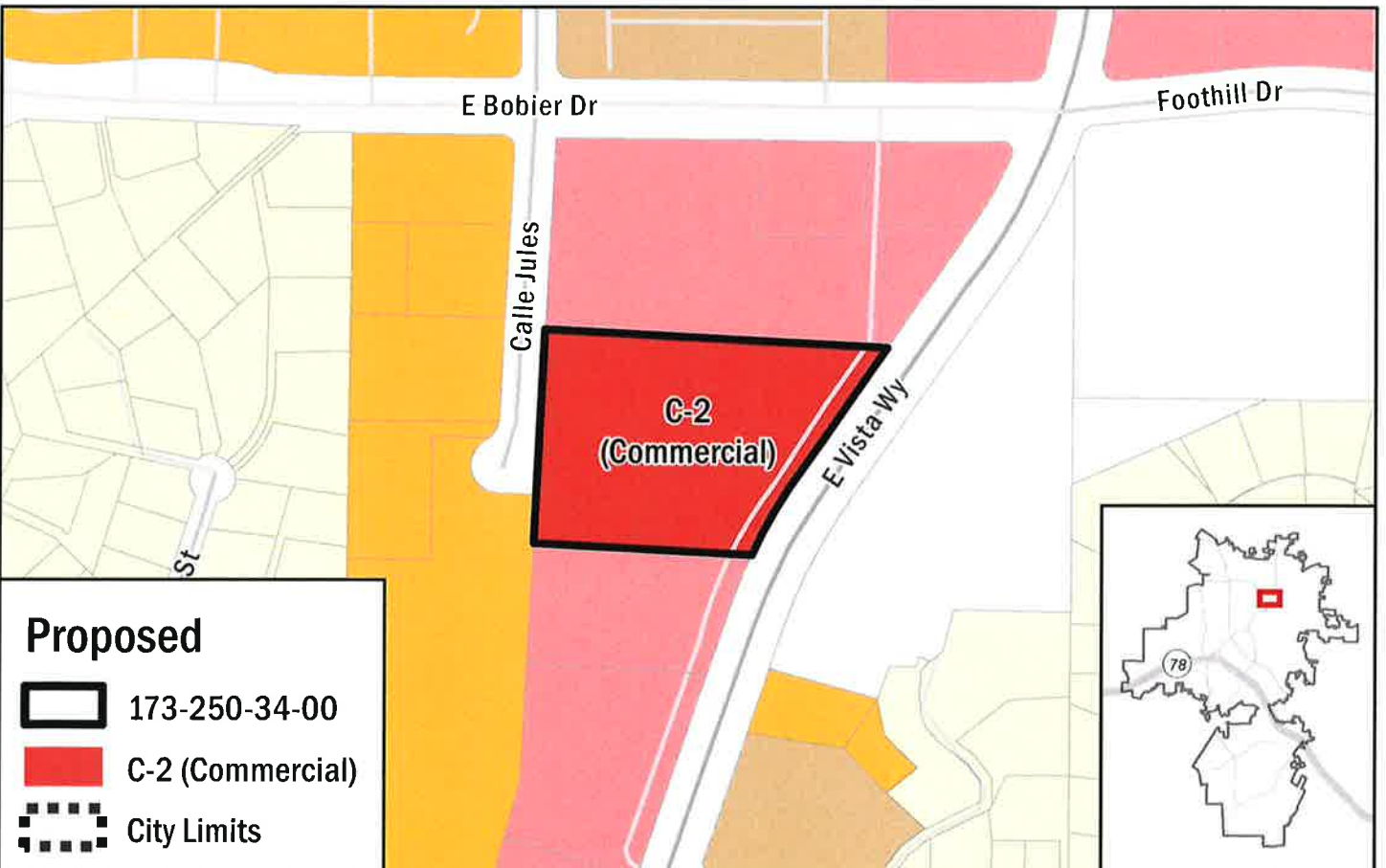
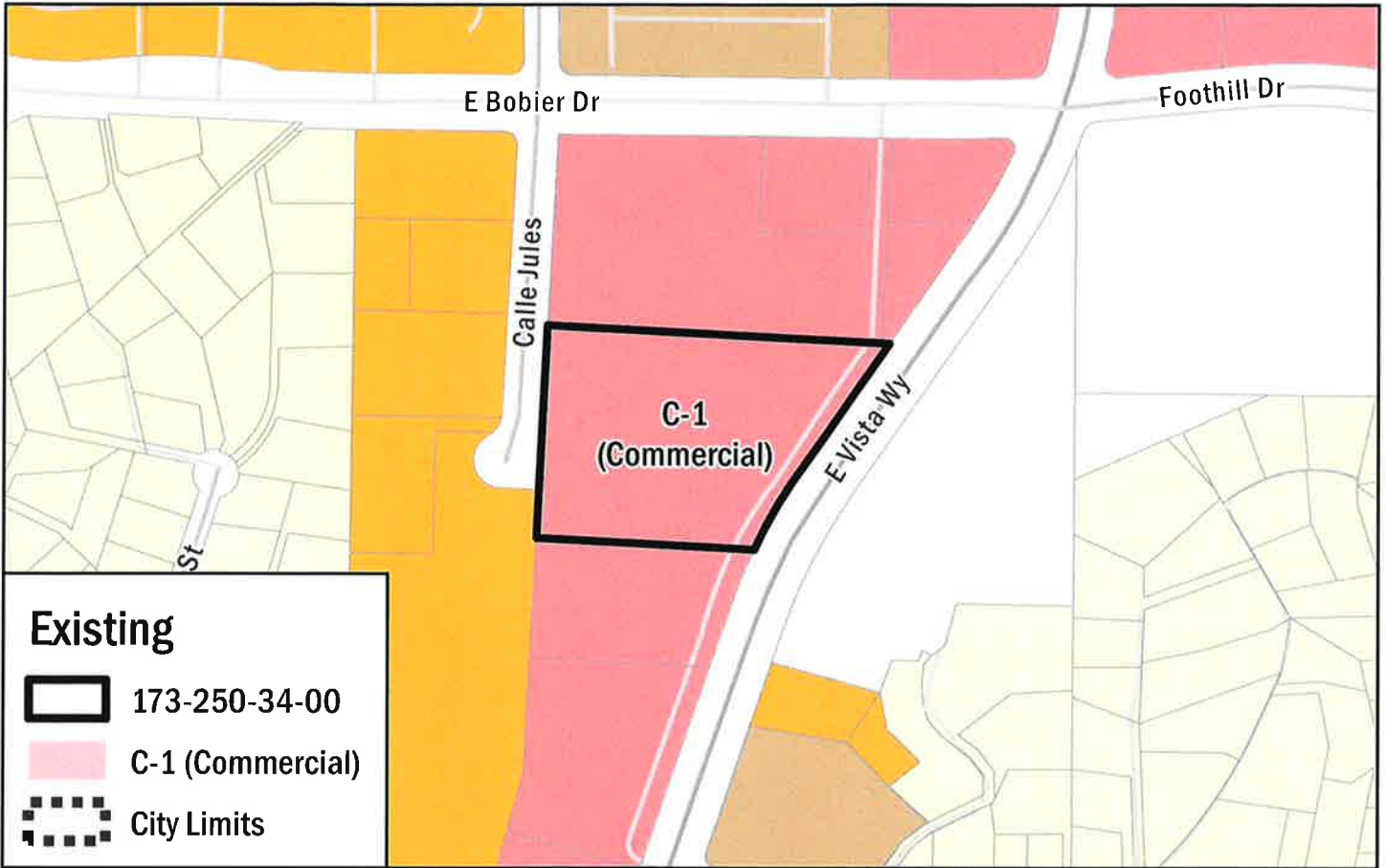
Exhibits:

A. Illustration of Zone Change

Zoning Change



0 250 500 Feet



CERTIFICATION

I, Kathy Valdez, City Clerk of the City of Vista, California, certify that I caused the foregoing Ordinance No. 2018-2 to be posted on February 28, 2018, at the following locations within the City of Vista: 1) the Reference Desk of the Vista Branch of the San Diego County Public Library, 700 Eucalyptus Avenue; 2) the Lobby Counter at the Gloria E. McClellan Senior Center, 1400 Vale Terrace Drive; and 3) the City Clerk's Office, 200 Civic Center Drive.

A handwritten signature in blue ink that reads "Kathy Valdez". The signature is written in a cursive style with a large, looping "y" at the end.

Kathy Valdez, City Clerk