

ORDINANCE 2018-7

AN ORDINANCE OF THE CITY COUNCIL OF THE CHARTERED CITY OF VISTA, CALIFORNIA, APPROVING A SPECIFIC PLAN AMENDMENT TO ALLOW 9 ADDITIONAL LOTS / DETACHED HOMES ON A 3.35-ACRE SITE LOCATED SOUTH OF GUAJOME STREET AND EAST OF LADO DE LOMA DRIVE (APNs 179-093-18, 23, 30, 32, 34)

APPLICANT: PHEASANT HILL VISTA, LLC
PLANNING CASE NO. P16-0310

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

1. **Findings.** The City Council hereby makes the following findings:

A. The applicant, AV Vista LLC, has submitted an application for a Specific Plan Amendment, Site Development Plan, and Tentative Subdivision Map (Planning Case No. P16-0310) to develop 24 detached homes and associated improvements on the 3.35 acre site located on the south side of Guajome Street and east of Lado de Loma Drive (APNs 179-093-18, 23, 30, 32, 34) as follows:

1. A Specific Plan Amendment to allow for 9 additional lots/detached homes on the subject site;
2. A Site Development Plan to develop a residential subdivision with 24 detached homes that would also include landscaping and associated improvements on the 3.35 acre site; and
3. A Tentative Subdivision Map for the creation of 24 residential lots, and 2 lettered lots (private street and common area).

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

A 3.35 acre site located on the south of Guajome Street and east of Lado de Loma Drive (APNs 179-093-18, 23, 30, 32, 34); and

a. Pursuant to Chapter 18.48 of the Development Code, the Planning Commission held a duly noticed public hearing on the requested Specific Plan Amendment, Site Development Plan and Tentative Subdivision Map on May 1, 2018.

b. 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 Planning Commission reached a recommendation on the matter.

c. The Planning Commission is an advisory agency to the City Council with regard to processing Specific Plan Amendments.

d. On May 22, 2018, the City Council adopted City Council Resolution 2018- , approving a 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 Chapter 18.48 of the Development Code, the City Council held a duly noticed public hearing on the requested Specific Plan Amendment on May 22, 2018.

f. At said hearing, Staff reports both written and oral were received in evidence and all persons desiring to speak on the proposed Specific Plan Amendment were heard. At the conclusion of said hearing, after consideration of all evidence presented, the City Council reached a decision on the Specific Plan Amendment as hereinafter set forth.

C. Action.

a. The above recitations are true and correct.

b. The City Council hereby approves a Specific Plan Amendment to allow 9 additional lots / detached homes on a 3.35-acre site located south of Guajome Street and east of Lado de Loma Drive for a total of 24 single-family homes, and concludes that the Amendment will be consistent with the General Plan.

c. The recommended Pheasant Hill Specific Plan is attached as Exhibit "A".

(Continued on next page)

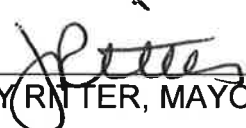
D. **Adoption.** PASSED AND APPROVED at a regular meeting held on the 22nd day of May, 2018, by the following vote:

AYES: Mayor Ritter, Aguilera, Franklin, Green

NOES: Rigby

ABSENT: None

ABSTAIN: None



JUDY RITTER, MAYOR

APPROVED AS TO FORM:
Darold Pieper, City Attorney

ATTEST:
Kathy Valdez, City Clerk

By: 

APPROVED
Jonathan B. Stone
0827 050818

By: 

Exhibits:

A. Pheasant Hill Specific Plan

CERTIFICATION

I, Kathy Valdez, City Clerk of the City of Vista, California, certify that I caused the foregoing Ordinance No. 2018-7 to be posted on May 24, 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