

ORDINANCE NO. 2018-6

**AN ORDINANCE OF THE CITY COUNCIL OF THE
CHARTERED CITY OF VISTA, CALIFORNIA, APPROVING A
ZONE CHANGE FROM COMMERCIAL (C-1) TO RESIDENTIAL
(R-1-B) ON NINETEEN PARCELS LOCATED ON THE NORTH
SIDE OF THIBODO ROAD BETWEEN WATSON WAY AND
THIBODO COURT**

Pursuant to Article 11, Section 7 of the California Constitution, the City Council of the chartered City of Vista does ordain as follows:

SECTION 1. The City Council finds and declares that:

A. The City intends to change the zoning designation from Commercial (C-1) to Residential (R-1-B) on nineteen parcels located on the north side of Thibodo Road between Watson Way and Thibodo Court (APNs 217-023-01 through 217-023-19).

B. The proposed Zone Change is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) because the proposal would amend applicable zoning to conform to existing established land uses. No development or other physical changes to the environment would result from the proposal, nor is any development proposed as part of the project.

C. The Planning Commission is an advisory body to the City Council with respect to zoning amendments, and recommended approval of the proposed Zone Change with the approval of Planning Commission Resolution No. 2018-13.

D. Pursuant to chapters 18.06 and 18.80 of the Vista Development Code, the City Council held a duly noticed public hearing on the requested Zone Change on May 22, 2018.

E. At said public hearing, staff reports, both written and oral were received in evidence and all persons desiring to speak on the proposed project were heard. At the conclusion of said hearing, after consideration of all evidence presented, the City Council reached a decision on the matter as set forth.

SECTION 2. The zoning designation on nineteen parcels located on the north side of Thibodo Road between Watson Way and Thibodo Court, totaling approximately 3.5 acres, is hereby changed from Commercial (C-1) to Residential (R-1-B), and a corresponding change is made to the Zoning Map as shown in Exhibit A to this Ordinance.

SECTION 3. If any word, sentence, paragraph, or other portion of this ordinance 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 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.

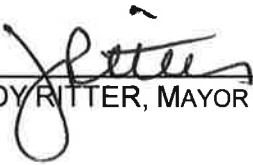
SECTION 4. This Ordinance shall be effective on the thirty-first day following the date of its adoption. The City Clerk is authorized and directed to publish a copy in the manner provided by law.

INTRODUCED AND ADOPTED at a meeting of the City Council held on May 22, 2018 by the following vote:

AYES: Mayor Ritter, Aguilera, Rigby, Franklin, Green

NOES: None

ABSTAIN: None



JUDY RITTER, MAYOR

APPROVED AS TO FORM:
DAROLD PIEPER, CITY ATTORNEY

ATTEST:
KATHY VALDEZ, CITY CLERK

By: 

APPROVED
Jonathan B. Stone
1506 050718

By: 

Exhibits:
A. Proposed zoning designation

CERTIFICATION

I, Kathy Valdez, City Clerk of the City of Vista, California, certify that I caused the foregoing Ordinance No. 2018-6 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