

ORDINANCE NO. 2018-10

**AN ORDINANCE OF THE CITY COUNCIL OF THE CHARTERED CITY OF
VISTA, CALIFORNIA, APPROVING A ZONE CHANGE FROM E-1 ESTATES
ZONE TO R-M (10) MULTI-RESIDENTIAL ZONE FOR A 4.8-ACRE SITE
LOCATED AT 1525 BUENA VISTA DRIVE (APN 169-220-10-00)**

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

1. Findings. The City Council finds and declares that:

A. The applicant filed an application for a Mitigated Negative Declaration, Zone Change, Site Development Plan, Tentative Subdivision Map, and Condominium Housing Permit to develop 44 single-family detached two-story condominium units on a 4.8-acre site located at 1525 Buena Vista Drive (APN 169-220-10-00) (Proposed Project).

B. The Zone Change changes the zoning from E-1 Estates Zone to R-M (10) Multi-Residential Zone for the subject site.

C. On May 15, 2018, the Vista Planning Commission held a duly noticed public hearing on the proposed project and adopted Planning Commission Resolution No. 2018-15, 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 No. 2018-15, consistent with Government Code Section 65855.

D. On May 15, 2018, the Planning Commission adopted Planning Commission Resolution 2018-14, 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, 18.50 and 18.80, the City Council held a duly noticed public hearing regarding the proposed Zone Change on June 12, 2018, and at said hearing, staff reports both written and oral were received in evidence and all persons wishing to speak on the proposed project were heard. At the conclusion of the hearing, after consideration of all evidence presented, the City Council made certain findings and reached a decision on the matter 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.

5. **Adoption.** INTRODUCED AND ADOPTED at a meeting of the City Council held on June 12, 2018, by the following vote:

AYES: Mayor Ritter, Aguilera, Franklin, Green

NOES: None

ABSTAIN: None


APPROVED AS TO FORM:
DAROLD PIEPER, CITY ATTORNEY

By: _____



APPROVED
Jonathan B. Stone
0924 053018

JUDY RITTER, MAYOR



ATTEST:
KATHY VALDEZ, CITY CLERK

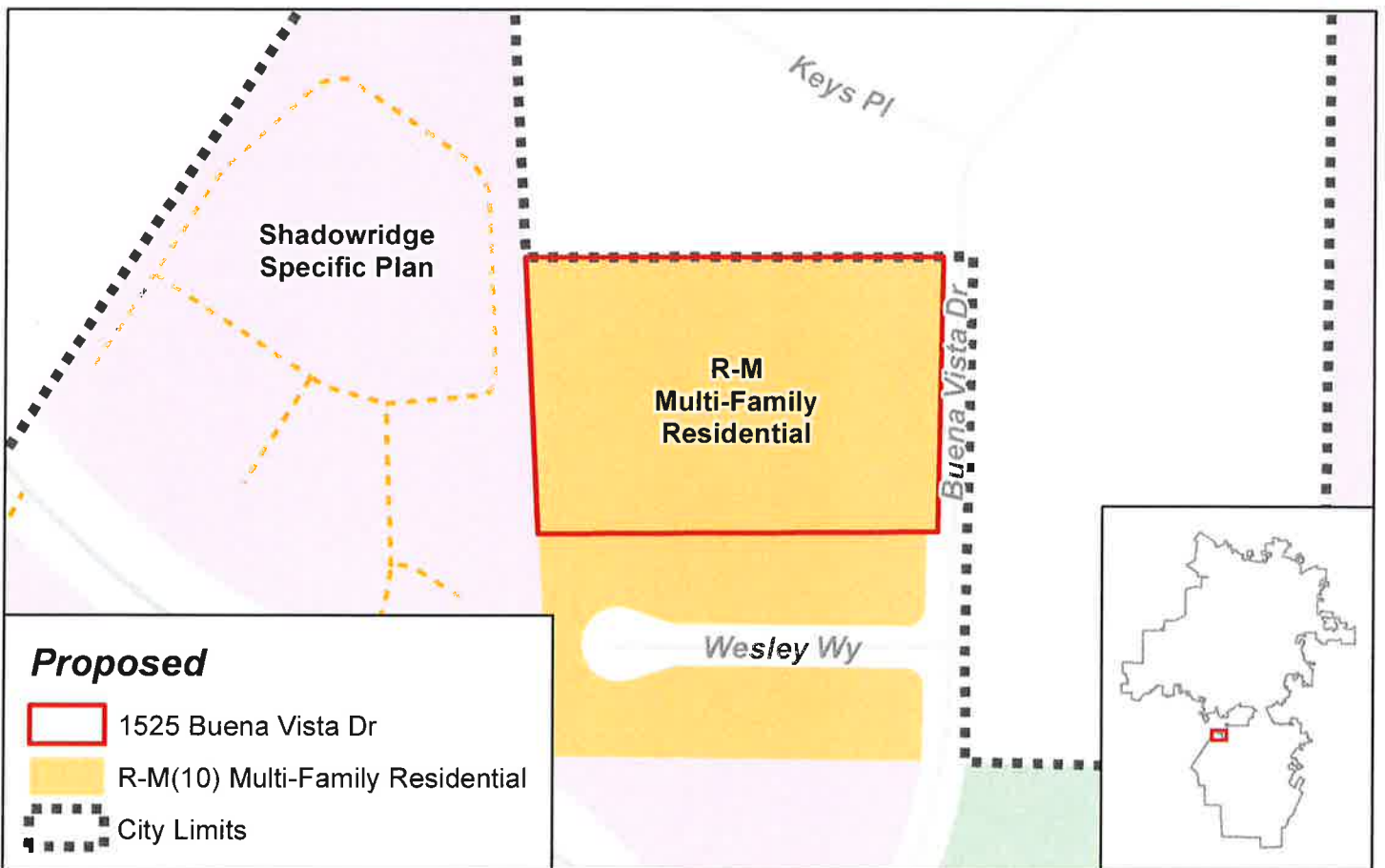
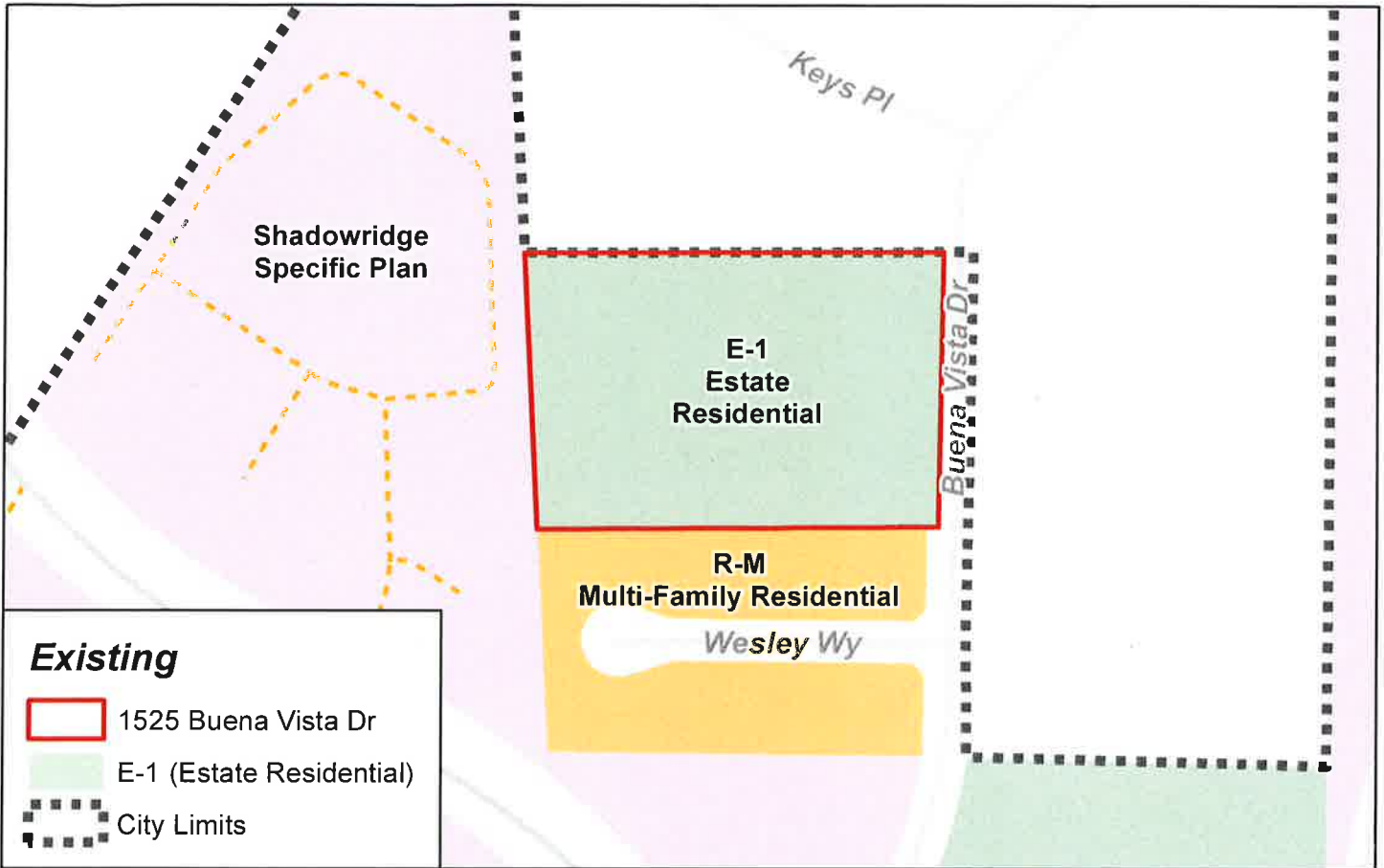
By: _____



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. 2018-10 to be posted on June 14, 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, flowing style.

Kathy Valdez, City Clerk