

ORDINANCE NO. 220

An ordinance amending an ordinance numbered 163, passed, adopted, and approved on March 8, 1927, entitled: "An Ordinance of the City of Chula Vista, California, providing for the creation in said City of Five (5) Zones, consisting of various Districts and prescribing the classes of buildings, structures and improvements in said several zones and the uses thereof; defining the terms used therein, prescribing the penalty for the violation of the provisions thereof and repealing any ordinance or parts of ordinances in conflict herewith," and for other purposes and declaring an emergency.

THE CITY COUNCIL OF CHULA VISTA, CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. That section two (2) of ordinance numbered 163, aforesaid, be and the same is hereby amended to read as follows:

"Section 2. In order to designate, regulate, and restrict the location and locations of commerce, business, trades, and enterprises, and the locations of all buildings designed, arranged or intended for special uses, five (5) classes of districts, which shall be known as 'A' Zone, 'B' Zone, 'C' Zone, 'D' Zone, and 'E' Zone, which said several zones and the districts of each thereof are hereby defined, established, set forth, and the limits and territory thereof described as follows:

'A' Zone

"'A' Zone includes the following: All lots or parts of lots, pieces or parcels of land within the incorporated limits, now or hereafter established, of the City of Chula Vista which are not included in either of the other Zones as defined herein.

'B' Zone

"'B' Zone includes the following: Commencing at a point

on the northerly line of Quarter Section One Hundred Sixty-one (161) of Map Five Hundred Five (505) as filed Tuesday March 3, 1888, at 10 o'clock A. M. in the office of the County Recorder of the County of San Diego, State of California, One Hundred Eighty-three and six tenths (183.6) feet west of the west line of National Avenue, said point being the true place of beginning, thence west along the northerly line of Quarter Section One Hundred Sixty-one (161) to a point Four Hundred Thirty (430) feet east of the east line of Bay Boulevard, thence south at right angles and parallel to the east line of Bay Boulevard and distant Four Hundred Thirty (430) feet therefrom easterly to the north line of 'L' Street, thence east along said north line of 'L' Street to a point One Hundred Twenty-five (125) feet west of the west line of National Avenue, thence north and at right angles and parallel to and distant One Hundred Twenty-five (125) feet westerly from the west line of National Avenue to the south line of Flower Street, thence northerly and in a direct line to the south west corner of Lot thirteen (13), Block one (1) of Shenandoah Tract of the City of Chula Vista, thence northerly along the west line of Lots thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), eighteen (18), nineteen (19), twenty (20), twenty-one (21), twenty-two (22), twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), twenty-nine (29), thirty (30), thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), and thirty-five (35) to the north west corner of Lot thirty-five (35) of Block one (1), thence northwesterly and in a direct line to the southwest corner of Lot five (5), Block four (4) of Marlborough Heights, thence northerly along the westerly line of Lots five (5), six (6), seven (7) and eight (8) of Block four (4) to the northwest corner of Lot eight (8) of Block four (4), thence northerly and in a direct line to the south west corner of Lot five (5) of

Block three (3) of Marlborough Heights, thence northerly along the west line of Lots five (5), six (6), seven (7) and eight (8) of Block three (3) of Marlborough Heights to the north west corner of Lot eight (8) of Block three (3), thence northerly and distant One Hundred Eighty-three and six tenths (183.6) feet westerly from the west line of National Avenue to the point of beginning.

"Commencing at a point in the south line of 'C' Street One Hundred Twenty-five (125) feet east of the east line of National Avenue, said point being the true place of beginning, thence south at right angles and parallel to the east line of National Avenue and distant One Hundred Twenty-five (125) feet easterly, to the north line of McIntosh Street, thence southerly and in a direct line to the northeast corner of Lot Two (2) Block one (1) Pleasant View Addition, thence south along the easterly line of Lots two (2) and twenty-three (23) of Block one (1) of Pleasant View Addition to the southeast corner of Lot twenty-three (23) Block one (1), thence southerly and in a direct line to a point in the south line of Casselman Street, said point being One Hundred Twenty-five (125) feet east of the east line of National Avenue, thence south and parallel to the east line of National Avenue and distant One Hundred Twenty-five (125) feet easterly to the north line of 'D' Street, thence southerly and in a direct line to a point in the south line of 'D' Street, said point being Ninety (90) feet east of the east line of National Avenue, thence south and parallel to and distant Ninety (90) feet easterly from the east line of National Avenue to the north line of 'E' Street, thence southerly and in a direct line to a point in the south line of 'E' Street, said point being One Hundred Twenty-five (125) feet east of the east line of National Avenue, thence south and parallel to and distant One Hundred Twenty-five (125) feet easterly from the east line of National Avenue to a point which

lies One Hundred Twenty-five (125) feet easterly of the east line of National Avenue and One Hundred Fifty (150) feet southerly of the south line of 'F' Street, thence easterly and at right angles and parallel to and distant One Hundred Fifty (150) feet southerly from the south line of 'F' Street to a point which lies One Hundred Fifty (150) feet south of the south line of 'F' Street and One Hundred Twenty-five (125) feet west of the west line of Second Avenue, thence south at right angles and parallel to and distant One Hundred Twenty-five feet (125) from the west line of Second Avenue to a point which lies One Hundred Twenty-five (125) feet west of the west line of Second Avenue and One Hundred Twenty-five (125) feet south of the south line of 'I' Street, thence easterly and parallel and distant One Hundred Twenty-five (125) feet from the south line of 'I' Street to a point which is One Hundred Twenty-five (125) feet west of the west line of Fourth Avenue and One Hundred Twenty-five (125) feet south of the south line of 'I' Street, thence north at right angles and parallel to and distant One Hundred Twenty-five (125) feet westerly from the west line of Fourth Avenue to a point which lies One Hundred Twenty-five (125) feet west of the west line of Fourth Avenue and One Hundred Twenty-five (125) feet south of the south line of 'D' Street, thence westerly and at right angles and parallel to and distant One Hundred Twenty-five (125) feet southerly from the south line of 'D' Street to the west line of First Avenue, thence northerly along the west line of First Avenue to the intersection of the west line of First Avenue with the south line of 'D' Street, thence west along the South line of 'D' Street One Hundred Twenty-five (125) feet, thence north and at right angles and parallel to and distant One Hundred Twenty-five (125) feet from the west line of First Avenue to the south line of 'C' Street, thence westerly along the south line of 'C' Street to the place of beginning; excepting however therefrom the following described Lots, parts of Lots and parcels of land, to-wit:

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All of the south Seventy-five (75) feet of the east One Hundred Twenty-five (125) feet of Lot Thirty-one (31) of Quarter Section One Hundred Thirty-six (136); The south Seventy-five (75) feet of the west One Hundred Twenty-five (125) feet of Lot thirty (30) of Quarter Section One Hundred Thirty-six (136); The west One Hundred Twenty-five (125) feet of Lot three (3) of Quarter Section One Hundred Thirty-seven (137); The west One Hundred Thirty-five (135) feet of Lot six (6) of Quarter Section One Hundred Thirty-seven (137); All of Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), eighteen (18), nineteen (19), twenty (20), and twenty-one (21) of Dyer Tract; Lots thirty-two (32), thirty-three (33), thirty-four (34), and thirty-five (35) of Dyer Tract; The south fifty (50) feet of the west One Hundred Seven and eight tenths (107.8) feet of Lot fourteen (14) of Quarter Section One Hundred Thirty-seven; All of Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14) and fifteen (15) of Block three (3), Chula Vista Villa Tract Number two (2); Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), fourteen (14), and fifteen (15) of Block Four (4) of Chula Vista Villa Tract Number two (2); Lots one (1), two (2), nineteen (19) and twenty (20) of Block six (6) of Chula Vista Villa Tract Number two (2); The west One Hundred Twenty-five (125) feet of Lots three (3) of Quarter Section One Hundred Thirty-eight (138); The west One Hundred Twenty-five (125) feet of the north One Hundred Fifty (150) feet of Lot six (6) of Quarter Section One Hundred Thirty-eight (138); The east One Hundred Fifty (150) feet of the south One Hundred Fifty (150) feet of Lot seven (7) of Quarter Section One Hundred Thirty-eight (138); The east Two

Hundred Ninety (290) feet of the north One Hundred Fifty (150) feet of Lot seven (7) of Quarter Section One Hundred Thirty-eight (138); The east Ninety-nine (99) feet of Lot two (2) of Quarter Section One Hundred Thirty-eight (138); All of Lots ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17) and eighteen (18) of Howes Subdivision of Lots thirty-one (31) and thirty-two (32) of Quarter Section One Hundred Thirty-seven (137) of Chula Vista; All of the easterly part of Lot twenty-six (26) of Quarter Section One Hundred thirty-seven (137) lying north and east of the center line of the San Diego and Arizona Railroad; All of Blocks one (1), two (2), five (5), and six (6) of San Diego Land and Town Company's Subdivision of Lots eighteen (18) and twenty-three (23) of Quarter Section One Hundred Thirty-seven (137) of Chula Vista; All of Lots eleven (11), twelve (12), thirteen (13), and fourteen (14) of Block 'F' of Mohnikes Subdivision to Chula Vista; All of Lots eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17) and eighteen (18) of Block 'E' of Mohnikes Subdivision; The east One Hundred Twenty-five (125) feet of Lot ten (10) of Quarter Section One Hundred Thirty-seven (137); The east One Hundred Twenty-five (125) feet of Lot seven (7) of Quarter Section One Hundred Thirty-seven (137); All of Lots one (1), seven (7), eight (8), nine (9), ten (10), eleven (11), and twelve (12) of Block 'D' of Thompsons Subdivision to Chula Vista of Lots one (1) and two (2) of Quarter Section One Hundred Thirty-seven (137).

'C' Zone

'C' Zone includes the following: All of the south seventy-five (75) feet of the east One Hundred Twenty-five (125) feet of Lot thirty-one (31) of Quarter Section One Hundred Thirty-six (136); The south Seventy-five (75) feet of the west One Hundred Twenty-five (125) feet of Lot thirty (30) of Quarter Section

One Hundred Thirty-six (136); The west One Hundred Twenty-five (125) feet of Lot three (3) of Quarter Section One Hundred Thirty-seven (137); The west One Hundred Thirty-five (135)^{feet} of Lot six (6) of Quarter Section One Hundred Thirty-seven (137); All of Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), eighteen (18), nineteen (19), twenty (20) and twenty-one (21) of Dyer Tract; Lots thirty-two (32), thirty-three (33), thirty-four (34), and thirty-five (35) of Dyer Tract; The south fifty (50) feet of the west One Hundred Seven and eight tenths (107.8) feet of Lot fourteen (14) of Quarter Section One Hundred thirty-seven (137); All of Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), and fifteen (15) of Block three (3), Chula Vista Villa Tract Number two (2); Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), fourteen (14) and fifteen (15) of Block four (4) of Chula Vista Villa Tract Number two (2); Lots one (1), two (2), nineteen (19) and twenty (20) of Block six (6) of Chula Vista Villa Tract Number two (2); The west One Hundred Twenty-five (125) feet of Lot three (3) of Quarter Section One Hundred Thirty-eight (138); The west One Hundred Twenty-five (125) feet of the north One Hundred Fifty (150) feet of Lot six (6) of Quarter Section One Hundred Thirty-eight (138); The east One Hundred Fifty (150) feet of the south One Hundred Fifty (150) feet of Lot seven (7) of Quarter Section One Hundred Thirty-eight (138); The east Two Hundred Ninety (290) feet of the north One Hundred Fifty (150) feet of Lot seven (7) of Quarter Section One Hundred Thirty-eight (138); The east Ninety-nine (99) feet of Lot two (2) of Quarter Section One Hundred Thirty-eight (138); All of Lots ten (10), eleven (11), twelve (12),

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thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), and eighteen (18) of Howe's Subdivision of Lots thirty-one (31) and thirty-two (32) of Quarter Section One Hundred Thirty-seven (137); All of the easterly part of Lot twenty-six (26) of Quarter Section One Hundred Thirty-seven (137) lying north and east of the center line of the San Diego and Arizona Rail Road; All of Blocks one (1), two (2), five (5) and six (6) of San Diego Land and Town Company's Subdivision of Lots eighteen (18) and twenty-three (23) of Quarter Section One Hundred Thirty-seven (137); All of Lots eleven (11), twelve (12), thirteen (13), and fourteen (14) of Block 'F' of Mohnikes Subdivision; All of Lots eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), and eighteen (18) of Block 'E' of Mohnikes Subdivision; The east One Hundred Twenty-five (125) feet of Lot ten (10) of Quarter Section One Hundred Thirty-seven (137); The east One Hundred Twenty-five (125) feet of Lot seven (7) of Quarter Section One Hundred Thirty-seven (137); All of Lots one (1), seven (7), eight (8), nine (9), ten (10), eleven (11) and twelve (12) of Block 'D' of Thompsons Subdivision of Lots one (1) and two (2) of Quarter Section One Hundred Thirty-seven (137).

"All of the westerly One Hundred Thirty-two and one-half ($132\frac{1}{2}$) feet and the southerly One Hundred Thirty-five (135) feet of the westerly Two Hundred Sixty-five and fifty-six hundredths (265.56) feet of Lot thirty (30) of Quarter Section One Hundred Thirty-nine (139) and the northerly One Hundred Thirty-five (135) feet and the easterly One Hundred Thirty-five (135) feet of Lot two (2) of Quarter Section One Hundred Forty (140) of Chula Vista, State of California, according to Map Five Hundred Five (505) filed in the office of the County Recorder March 3, 1888.

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"All of the following described parcel of land: Beginning at a point in the north line of 'L' Street One Hundred Twenty-five (125) feet west of the west line of National Avenue, thence north and parallel to the west line of National Avenue and distant One Hundred Twenty-five (125) feet westerly therefrom to the south line of Flower Street; thence northerly and in a direct line to the southwest corner of Lot thirteen (13), Block one (1) of Shenandoah Tract of Chula Vista, thence north along the westerly line of Lots thirteen (13) to thirty-five (35) inclusive to the northwest corner of Lot thirty-five (35) of Block one (1) of Shenandoah Tract, thence northerly and in a direct line to the southwest corner of Lot five (5) of Block four (4) of Marlborough Heights Subdivision of Chula Vista, thence northerly along the westerly line of Lots five (5), six (6), seven (7) and eight (8) of Block four (4) and Lots five (5), six (6), seven (7) and eight (8) of Block three (3) of Marlborough Heights to the north west corner of Lot eight (8), Block three (3), Marlborough Heights, thence north and parallel to and distant One Hundred Eighty-three and six tenths (183.6) feet from the west line of National Avenue to the northerly line of Quarter Section One Hundred Sixty-one (161), thence easterly along the north line of Quarter Section One Hundred Sixty-one (161) to the west line of National Avenue, thence easterly across National Avenue and in a direct line to the northwest corner of Lot one (1) of Quarter Section One Hundred Fifty (150), thence east along the north line of Lot one (1) of Quarter Section One Hundred Fifty (150) a distance of One Hundred Twenty-five (125) feet, thence south at right angles and parallel to and distant One Hundred Twenty-five (125) feet easterly from the east line of National Avenue to the north line of McIntosh Street, thence south and in a direct line to the north east corner of Lot two (2), Block one (1), Pleasant View Addition of Chula Vista, thence south along the east line of Lot two (2) and

Lot twenty-three (23) of Block one (1), Pleasant View Addition to the southeast corner of Lot twenty-three (23), Pleasant View Addition, thence southerly and in a direct line to a point in the south line of Casselman Street, said point being One Hundred Twenty-five (125) feet east of the east line of National Avenue, thence south and parallel to and distant One Hundred Twenty-five (125) feet easterly from the east line of National Avenue to the north line of 'D' Street, thence southerly and in a direct line to a point in the south line of 'D' Street which lies Ninety (90) feet east of the east line of National Avenue, thence south and parallel to and distant Ninety (90) feet easterly from the east line of National Avenue to the north line of 'E' Street, thence southerly and in a direct line to a point on the south line of 'E' Street, said point being One Hundred Twenty-five (125) feet east of the east line of National Avenue, thence south and parallel to and distant One Hundred Twenty-five (125) feet easterly from the east line of National Avenue to the north line of Alma Street, thence southerly and in a direct line to the northeast corner of Lot twenty-seven (27) of Chula Vista Realty Company Subdivision No. Two (2) of Chula Vista, thence southerly along the easterly line of Lots twenty-seven (27) and twenty-four (24) of Chula Vista Realty Company Subdivision No. Two (2) to the north line of 'G' Street, thence southerly and in a direct line to the northeast corner of Lot two (2) of Block 'A' of La Playa Vista Subdivision of Chula Vista, thence south and in a direct line to the south east corner of Lot thirteen (13) of Block 'D' of La Playa Vista Subdivision, thence southerly and in a direct line to a point in the south line of 'H' Street, said point being One Hundred Twenty-five (125) feet east of the east line of National Avenue, thence south and parallel to and distant One Hundred Twenty-five (125) feet easterly of the east line of National Avenue to the north line of 'L' Street, thence westerly along the north line of 'L' Street to the place of beginning.

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'D' Zone

"'D' Zone includes the following: Beginning at a point in the north line of Quarter Section One Hundred Sixty-one (161), said point being Four Hundred Thirty (430) feet easterly of the east line of Bay boulevard, thence south and parallel to and distant Four Hundred Thirty (430) feet from the east line of Bay Boulevard to the north line of 'L' Street, thence westerly along the north line of 'L' Street to the Mean High Tide Line, thence northerly and westerly along the Mean High Tide Line to a point made by the intersection of a line that is One Hundred Seventy-five (175) feet north of and parallel to the north line of 'F' Street, thence easterly along said line above described to a point that is One Hundred Seventy-five (175) feet north of 'F' Street and Two Hundred (200) feet west of the east line of Quarter Section One Hundred Seventy-two (172) and One Hundred Seventy-three (173) of Chula Vista, thence north and parallel to and distant Two Hundred (200) feet westerly of the easterly line of Quarter Section One Hundred Seventy-two (172) and One Hundred Seventy-three (173) to the north line of Quarter Section One Hundred Seventy-three (173) thence easterly along the north line of Quarter Section One Hundred Seventy-three (173) to the west line of Quarter Section One Hundred Sixty-one (161), thence easterly along the north line of Quarter Section One Hundred Sixty-one (161) to the place of beginning.

'E' Zone

"'E' Zone includes the following: Beginning at a point in the north line of Quarter Section One Hundred Seventy-three (173), said point being Two Hundred (200) feet west of the northeast corner of Quarter Section One Hundred Seventy-three (173), thence southerly and at right angles and parallel to and distant Two Hundred (200) feet westerly from the east line

of Quarter Section One Hundred Seventy-three (173) to a point One Hundred Seventy-five (175) feet northerly of the north line of 'F' Street, thence westerly and at right angles and parallel to and distant One Hundred Seventy-five (175) feet north of the north line of 'F' Street to the Mean High Tide Line, thence northerly and westerly along the Mean High Tide Line to its intersection with the north line of Quarter Section One Hundred Eighty (180), thence easterly along the northerly line of Quarter Section One Hundred Eighty (180) and easterly along the northerly line of Quarter Section One Hundred Seventy-three (173) to the place of beginning."

SECTION 2. That section eleven (11) of said ordinance numbered 163 be and the same is hereby repealed.

SECTION 3. That ordinance numbered 178, which amended section fourteen (14) of ordinance numbered 163, and was passed, adopted, and approved on March 6, 1928, be and the same is hereby repealed.

SECTION 4. That all ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 5. This ordinance being deemed necessary by the City Council to correct errors, obscurities, and defects existing in said ordinance hereby amended, and to clarify and make more definite and certain its meaning, and in order to carry out its purposes and to prevent threatening difficulties, the City Council hereby declares that it is necessary for the immediate preservation of the public peace, health and safety that this ordinance take effect immediately, and this ordinance shall take effect and be enforced immediately upon its final passage.

SECTION 6. The City Clerk is hereby instructed to cause this ordinance to be published once in the "Chula Vista Star", a weekly newspaper published and of general circulation in said City of Chula Vista.

Passed and adopted by the City Council of the City of Chula Vista, California, this 25th day of April, 1932, by the following vote, to-wit:

AYES: Councilmen Brown, Conyers, Done, Howe, Lyons

NOES: Councilmen None

ABSENT: Councilmen None

And, in open session thereof, signed by the President and attested by the Clerk of the said City Council on the 25th day of April, 1932.

Arthur Done
President of the City Council
of the City of Chula Vista,
California.

ATTEST:

W. Simmons
City Clerk of the City of Chula Vista,
California, and ex-officio Clerk of
the City Council of Chula Vista.

I hereby approve the foregoing ordinance this 25th
day of April, 1932.

Arthur Done
Mayor of the City of Chula Vista,
California.

ATTEST:

W. Simmons
City Clerk of the City of
Chula Vista, California.

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