## ORDIIGICE I:O, 220

An ordinance anending an ordiaance numbered 163, passed, adopted, and approved on harch $\Xi, 1927$, entitled: "An Ordinance of the City of Chula Vista, California, providing for the creation in said City of Pive (5) Zones, consisting Of Various Districts and crescribing the classes of buildines, structures and improvements in said several zones and the uses thereof; defining the teris 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 CF CITULA VISTA, CALIFORNIA, DO ORDAIN AS FOLLONS:

SECTION 1. That section two (2) of ordinance numbered Io3, aroresaid, 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, und enterprises, and the locstions of all buildinés designed, arranged or intended for special uses, five (5) are hereby established 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 ure 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 incorforated 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 rollowin.: Conumencine at a point
on the northerly line of quarter Section One Hundred Sixty-one (16I) of Nap Five Hundred Five (505) as filed Tuesday March 3, 1888, at 10 o'clock A. N. in the office of the County Recorder of the County of San Diego, State of $C_{a l i f o r n i \varepsilon, ~ O n e ~ I U n d r e d ~}^{\text {I }}$ lighty-three and six tenths (183.0) feet west of the west line of National avenue, said point being the true place of beginning, thence west alone the northerly line of Quarter Section One Hundred Sixty-one (loll to a point Four Hundred Thirty (430) feet east of the east line of Day 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 alone said north line of 'L' Street to a point One Hundred Twentyfive (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 (225) 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 (23), Block one (l) of Shenandoah Tract of the City of Chela 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 alone the west line of Lots five (5), six (6), seven (7) and eight (6) of Block three \{3) of liarlborough Heichts to the north ;est corner of Lot eight ( 8 ) of Block three (3), thence rortherly and distant One Hundred Righty-three and six tenths (183.6) feet westerly from the west line of llational fvenue 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 ancles and parallel to the east line of National Avenue and distant One Hundred Twenty-five (125) feet easterly, to the north line of kicIntosh 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 ồ Lots two (2) and tmenty-three (23) of Block one (l) of Pleasant View dddition to the southeast corner of Lot twenty-three (23) Block one (I), 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 lational Avenue, thence south and parallel to the east line of National Avenue and distant One Hundred Twenty-iive (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 IIne of National Avenue, thence south and parallel to and distant ilinety (90) feet easterly from the east line of National Avenue to the north line of ' $\mathrm{E}^{\prime}$ ' Street, thence southerly and in a eirect line to a point in the south line of 'w' Street, said point being One Ilundred Twenty-five (125) feet east of the east line of liational fvenue, thence south and parallel to and distant One I:undrad iventy-İive (125) feet easterly from the east linc of National svenue to a point wich
lies One Hunared Twenty-five (l25) feet easterly of the east line of National ivenue and One Hundred Fifty (150) feet southerly of the south line of ' $F$ ' Street, thence easterly and at right anfles and parallel to and distant One Hundred Fifty (150) feet southerly frem the south line of "F" Street to a point which lies one Hundred iifty (150) feet south of the south line of ' F ' Street and One Hundred IWenty-f'ive (125) feet west of the west line of Second ivenue, thence south at right ancles and parallel to and distant One fundred l'wenty-five feet (125) from the west line of Second svenue to a point which lies One Hundred Twentyfive (125) feet west of the west line of Second tivenue and One Hundred liwenty-five (125) feet south of the south line of 'I' Street, thence easterly and parallel and distant One Hundred 'Iwenty-five (125) feet from the south line of 'I' Street to a point which is One Hundred riwenty-five (125) feet west of the west line of Pourth Avenue and One Hundred Twenty-five (125) feet south of the south line of 'I' Street, thence north at right ansles and parallel to and distant One jundred Twenty-five (125) feet westerly from the west line of Fourth Avenue to a point which lies One lifundred Twenty-five (125) feet west of the west line of Fourth ivenue and one Hundred Twenty-five (125) feet south of the south line of ' $D$ ' Street, thence westerly and at right ancles 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' Sitreet One Hundred Twenty-five (125) reet, thence north and at rignt 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:
"All of the south Se.venty-five ( 75 ) reet of the east One Hundred TMEnty-five (125) feet of Lot Thirty-one (ij) of
 five (75) feet of the rest one INundred rentirive (125) feet of Lot thirty (30) of Quarter Section One Fundred Fhirty-six (336); The west one Hundred Twenty-five fl25) feet of Lot thrce ( 3 ) of quartor Section Onc IUndre Thirty-seven (15\%); The west One Hundred Thirty-five (135) feet of Lot six (6) of Cuarter Section One Hundred Thirty-seven (137); SIl of Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eicht (8), nine (9), ten (101, eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), eithteen (28i, nineteen (19), twenty (20), and twenty-one (21) of Dyer Tract; Lots thirty-two (32), thirty-three (33), thirtyfour (34), and thirty-five (35) of Dyer Tract; The south fifty (50) feet or the west one Hundred Seven and eight tenths (107.8) feet of Lot fourteen (14) of cuerter Section One Fundred Thirto seven; dill 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 ifiteen (15) of Block three (3), Chula Vista Villa Pract Number two (2); Lots one (1), two (2), tbree (3), four (4), five (5), six (6), seven (7), fourteen (14), and fifteen (15) of Block Four (4) of Chula Vista Villa Tract liumber two (2); Lots one (1), two (2), nineteen (19) and twenty (20) of BIock six (6) of Chula Vista Villa Tract Number two (2); The west One Hundred Twenty-five (125) feet of Lots three (3) of Cuarter Section One Hurdred Thirty-eicht (138); The rest One Eundred Twenty-five (125) feet of tie north one Hundred iffy (150) feet of Lot six (6) of Quarter Section Cne Hundred Thirty-eifht (136); The east ©ne Fundred Fifty (100) feet of the south One fundred ififty (150) feet of Lot soven (7) of Quartiar section Onc Fundred Thirty-eifit (le8); The east Two

Hundred $\begin{aligned} & \text { inety (290) feet of the north One Hundred Iifty (150) }\end{aligned}$ feet of Lot seven (7) of Guarter Section One Fundred Thirtyeight (138); The east Ninety-nine (99) feet of Lot two (2) of Quarter Section One IIundred 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 Ifundred Thirty-seven (137) of Chula Vista; All of the easterly part of Lot twenty-six (26) of quarter Section One Fundred thirty-seven (137) lying north and east of the center line of the San Diego and Arizona Railroad; All of Blocks one (l), two (2), five (5), and six (6) of San Diego Land and 'lown Corapeny's Suidivision of Lots eighteen (18) and twenty-three (23) of (uarter Section One Hundred jhirty~seven (137) of Chula Vista; All of Lots eleven (11), twelve (12j, thirteen (13), and fourteen (14) of Block 'F' of Mohnikes Subdivision to Chula Vista; All of Lots eleven (ll), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (26), seventeen (17) and eighteen (18) of Block ' $\mathrm{I}^{\prime}$ of Mohnikes Subdivision; The east One Hundred Twenty-five (125) feet of Lot ten (10) of quarter Section One Hundred tihirtyseven (137); The east One Hundred 'Iwenty-five (125) feet of Lot seven (7) of Quarter Section One IIundred Thirty-seven (137); \&ll of Lots one (1), seven (7), eight (8), nine (9), ten (10), eleven (ll), and twelve (l2j of Block ' $D$ ' of Thompsons Subdivision to Chula Vista of Lots one (1) and two (2) of \&uarter Section One Hundred Thirty-seven (137).

## 'C'. Zone

"'C' Zone includes the following: All of the south seventyfive (75) feet of the east One IIundred Twenty-five (125) feet of Lot thirty-one (31) of Cuarter Section One Eundred Thirty-six (136); The south ふeventy-five (75) feet of the west One Fundred Ifwenty-five (125) feet of Lot thirty (30) of Uuarter Bection

One IIundred Thirty-six (136); The west One Ilundred I'wenty-five (125) feet of Lot three (3) of Guarter Section One Fundred 'Thirtyseven (137); The west One Hundred Thirty-five (135) fof Lot six (6) of Suarter Section Une llundred Thirty-seven (137); All of Lots one (1), two (2), three (3), four (4), five (5), six (u), seven (7), eight (8), nine (9), ten (10), \&leven (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 (52), 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 warter section One IIundred thirty-seven (137); ill of Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), Єight (8), nine (9), ten (10), eleven (il), twelve (12), thirteen (13), fourteen (14), and fifteen (15) of Block three (3), Chula Vista Villa liract INumber two (2); Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), fourteen (14) and fifiteen (15) of block four (4) of Chula Vista Villa Tract Jumber two (2); Lots one (1), two (2), nineteen (19) and twenty (20) of Block six (6) of Mhula Tista Villa Tract Mmber two (2); The west One Hundred Twenty-five (265) feet of Lot three (3) of wuarter Section One Hundred Thirty-eight (138); The west One Hundred Twerty-five (125) feet of the north One Fundred Fifty (150) feet of Lot six (6) of ( The east one liundred Fifty (150) feet of the south one Hundred ififty (150) reet of Lot seven (7) of (Wuarter section One fiundred Thirty-eight (158); 'rie east IVve IIundred Ifinety (290) reet or the north One IIundred ififty ( 150 ) leet of Lot seven (7) of Luarter Section One Hundred Thirty-eight (238); 'rhe east Ninetynine (99) feet of Lot two (2) of cuarter section One Fiundred Thirty-eight (158); All of Lots ten (10), eleven (1I), tivelve (12),
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 Guarter section One Hundred Thirtyseven (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 hohnikes 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 Twentyfive (125) feet of Lot ten (10) of wuarter Section One Hundred Thirty-seven (137) ; The east Une Fiundred Twenty-five (125) feet of Lot seven (7) of warter Section One lfundred Thirty-seven (137); Bll 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 Uection 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 liundred I'hirty-five (135) feet of the westerly I'wo Hundred Sixty-five and fifty-six hundredths (265.56) feet of Lot thirty (30) of wuarter section One Hundred Thirty-nine (139) and the northerly One Hundred Thirty-five (135) feet and the easterly One Hundred I'hirty-five (135) feet of Lot two (2) of Euarter Section One Hundred F'orty (140) of Chula Vista, State of California, according to Map Five Hundred rive (505) filed in the office of the County Recorder Niarch 3, 1888.
"All of the following describer parcel of land: Beginning at a point in the north line of 'L' Street One Hundred Twentyfive (125) feet west of the west line of lationel Avenue, thence north and parallel to the west line of National Avenue and distant One Filundred Twenty-five (125) feet westerly therefrom to the south line of lilower Street; thence northerly and in a direct line to the southwest corner of Lot thirteen (13), ijlock one (l) of Bhenandoah 'ract 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-iive (35) of Block one (1) of Shenandoah ract, thence northerly and in a direct line to the southwest corner of Lot five (5) of Block four (4) of Marlborough Heights Bubdivision of Chula Vista, thence northerly along the westerly line of Lots five (5), six (6), seven (7) and eight (8) of jlock four (4) and Lots five (5), six (6), seven (7) and eiģht (E) of Block three (3) of Marlborough Heights to the north west corner of Lot eight (8), Block three (3), Harlboroukh Heights, thence north and parallel to and distant One Ilundred Eighty-three and six tentis (183.6) feet from the west line of llational Avenue to the mortherly line of Guarter Section One Eiundred Sixty-one (161), thence Easterly along the north line of vuarter Section One fundred Sixty-one (161) to the west line of National fivenue, thence easterly across National svenue and in a diredt line to the northwest corner of Lot one (1) of :uarter Section One ITundred Fifty (150), thence east along the north line of Lot one (l) of warter jection One Hundred Fifty (150) a distance of One Hundred Twenty-five (125) feet, thence south at right ancles and parallel to and distant One Hundred Twenty-five (125) feet easterly fron the east line of National Avenue to the nor'th line of NoIntosh Street, thence south and in a direct line to the north east corner of Lot two (2), Block one (1), Pleasant View sddition of Omula Vista, thence south along the east line of lot two (2) and

Lot twenty-three (2 3 ) of Block one (l), Fleasant View Addition to the southeast corner of Lot twenty-three (23), Ileasant View Adition, thence southerly and in a direct line to a point in the south line of Casselman istreet, siid 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 svenue 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 Jinety (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 ivenue to the north line of ' $E$ ' Street, thence southerly and in a direct ine to a point on the south line of ' $\mathbb{E}$ ' Street, said point beine 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 twentyseven (27) of Chula Vista Realty Company Sumdivision To. Two (2) of Chula Vista, thence southerly along the easterly line of Lots twenty-seven (27) and twenty-four (24) of Ohula Vists Realty Company Subdivision No. Two (2) to tlie 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 Bluck '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 ivenue, thence south and parallel to and distant One IIundred Twenty-five (125) feet easterly of the east line of National ivenue to the north line of 'I' Street, thence westerly along the north line of ' $L$ ' Street to the place of

## 'D' Zone

"'D' Zone includes the following: Beginning at a point in the north line of (uarter Section One Hundred Sixty-one (161), said point being Four Hundred Thirty (430) feet easterly of the east line of j3ay boulevard, thence south and parallel to and distant Four IFundred Thirty (430) feet from the east line of Bay Boulevard to the north line of 'L' Street, thence westerly along the north line of 'I' Street to the Wean Iigh fide Line, thence northerly and westerly along the Mean ligh Tide Line to a poirst made y 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 eusterly along said line àove 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 (20) feet westerly of the easterly line of tuarter Section One Hundred Seventy-two (172) and One Eundred Seventythree (173) to the north line of Uuarter Section One Fiundred Seventy-three (173) thence easterly along the north line of Guarter Section One Sundred Seventy-three (173) to the west line of 'uarter Section One Ifundred Sixty-one (261), thence easterly along the north line of uarter Section Une liundred Sixty-one (161) to the place of beginning.
'E' Zone
"'E' Zone includes the following: Beginnine at a point in the north line oi : uarter Section One fundred Beventy-three (173), said point being iwo Fundred (200) feet west of the northeast corner of warter Bection (ine rundred Seventy-three (173), thence southerly and at right aneles and parallel to and distant Two Fundred (200) feet westerly from the east line
of \&uarter Section One Hundred Seventy-twree (173) to a point One Fundred Seventy-five (175) feet northerly of the north line of ' $F$ ' Street, thence westerly and at right ancles and parallel to and distant One Fundred Seventy-five (175) feet north of the north line of ' $F$ ' Street to the Mean High Tide Line, thence northerly and westerly along the Miean High Tide Line to its intersection with the north line of kuarter Section One Fundred liighty (180), thence easterly along the northerly line of fuarter Section One liundred Lighty (18) and easterly
 three (173) to the place of beginning."

SECTION 2. That section eleven (Il) 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 wiarch 6, 1928 , be and the same is hereby repealed.

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

SIMCTION 5. This ordinance bein $\xi$ deemed necessary y 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 immeijate preservation of the pubic peace, health and safety that this ordinance take effect immediately, and this ordinance shall take effect and be enforced immediately upori its ffnel passage.

SECIION 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 eeneral circulation in said City of Chula Vista.

Passed and adopted by the City Council of the City of Chela Vista, California, this _r shh day of April__, 1932, by the following vote, to-wit:

AYES: Councilmen Brown, Donysn, Done, Now n, yous
NOES: Councilmen Nous
ABSENT: Councilmen Sone
And, in open session thereof, signed by the president and attested by the Clerk of the said City Council on the 25 th day of $\qquad$ , 1932.


ATTEST:


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 $\qquad$ 2584


ATTEST:
convinmour
City Clerk of the City of
Chela Vista, California.

