

ORDINANCE NO. 2378

AN ORDINANCE OF THE CITY OF CHULA VISTA REZONING CERTAIN TERRITORY, THE FIRST GENERALLY BOUNDED BY HERMOSA AVENUE, ALBANY AVENUE, ORANGE AVENUE AND ZENITH STREET, THE SECOND BEING RESIDENTIAL DEVELOPMENT IMMEDIATELY WEST OF HILLTOP DRIVE ALONG JICAMA WAY, ORANGE AVENUE, TAMARINDO WAY, FESTIVAL COURT AND HOLIDAY COURT, AND THE THIRD BEING THE RESIDENTIAL AREA SOUTH OF MAIN STREET ALONG DEL MONTE AVENUE, ALVOCA STREET, TEENA DRIVE AND ANCURZA WAY FROM THEIR CITY-ADOPTED COUNTY ZONE CLASSIFICATIONS TO CITY CLASSIFICATIONS UTILIZED THROUGHOUT CHULA VISTA

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

WHEREAS, this proposal involves the rezoning of the Subcommunity of the Montgomery Specific Plan referred to as Otay Town Part One, and

WHEREAS, the first subarea is generally bounded by Orange Avenue to the north, Zenith Street to the south, Albany Avenue to the east and Hermosa Avenue to the west; the second subarea includes residential areas surrounding Jicama Way to the north, Holiday Court to the south and Hilltop Drive to the East; and the third subarea includes residential property in the vicinity of Del Monte Avenue, Alvoca Street, Teena Drive and Ancurza Way south of Main Street, and

WHEREAS, specifically, this request will convert the existing City-adopted County zoning to City zoning classifications. Those are as follows: RV15 to R-2-P; RMH13, RMH10 and RV15 to MHP; RU29 to R-2-P and R-3-P; C36 to C-C-P and R-3-L; RS7 to R-1-5-P and R-1-7-P; RS6 to R-1-6-P; C32 to C-N; RU15 to R-3-L; and S94 - no change proposed, and

WHEREAS, the proposed specific rezonings are depicted on attached Exhibit "A" to the June 19, 1990 Council Agenda Statement regarding this item on file in the Office of the City Clerk, and

WHEREAS, the Environmental Review Coordinator conducted an Initial Study, IS-88-4M and IS-88-65M, of potential environmental impacts associated with the Montgomery Specific Plan and has concluded that this reclassification would cause no significant environmental impacts as per the previously adopted Negative Declaration issued on IS-88-4M and IS-88-65M.

WHEREAS, on April 18, 1990, the Montgomery Planning Committee and on May 23, 1990, the City Planning Commission held public hearings and recommended that the properties be reclassified as designated on said Exhibit "A", and

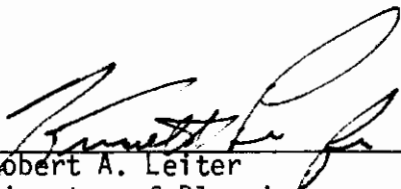
WHEREAS, the City Council concurs in the conclusions of the Environmental Review Coordinator that this reclassification will cause no significant environmental effects and that the City Council re-adopts the Negative Declaration issued on IS-88-4M and IS-88-65M for the Montgomery Specific Plan.

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

SECTION I: That that certain territory, generally bounded by Hermosa Avenue, Albany Avenue, Orange Avenue and Zenith Street, the second being residential development immediately west of Hilltop Drive along Jicama Way, Orange Avenue, Tamarindo Way, Festival Court and Holiday Court, and the third being the residential area south of Main Street along Del Monte Avenue, Alvoca Street, Teena Drive and Ancurza Way, is hereby rezoned from its City-adopted County zone classifications to the City classifications utilized throughout Chula Vista and more specifically depicted on Exhibit "A", attached hereto and incorporated herein by reference as if set forth in full.

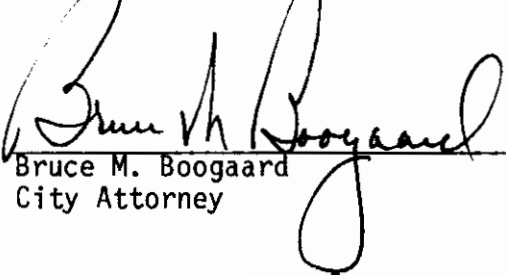
SECTION II: This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by



Robert A. Leiter
Director of Planning


Approved as to form by



Bruce M. Boogaard
City Attorney

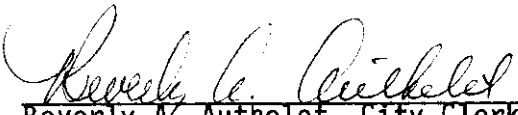
PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 10th day of July, 1990, by the following vote:

AYES: Councilmembers: McCandliss, Moore, Nader, Cox
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: Malcolm



Gregory R. Cox, Mayor

ATTEST:



Beverly A. Authelet, City Clerk

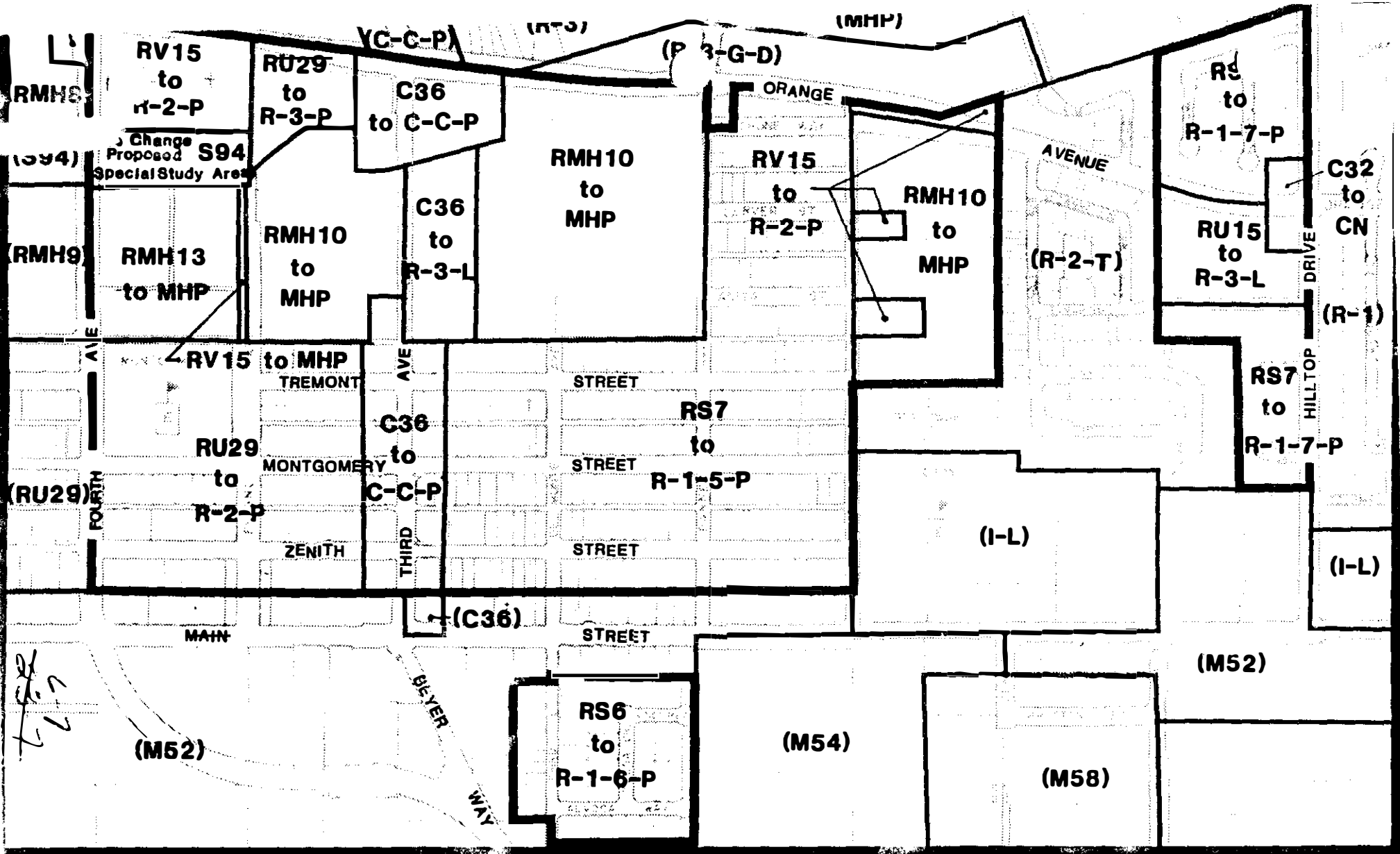
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2378 had its first reading on June 19, 1990, and its second reading and adoption at a regular meeting of said City Council held on the 10th day of July, 1990.

Executed this 10th day of July, 1990.



Beverly A. Authelet, City Clerk



OTAY TOWN - PART I

PROPOSED ZONE CLASSIFICATIONS



EXHIBIT A

SCALE: 1" = 600'

ETTIERI - McINTYRE and ASSOCIATES