

ORDINANCE NO. 2387

AN ORDINANCE OF THE CITY OF CHULA VISTA REZONING CERTAIN TERRITORY, GENERALLY BOUNDED BY ORANGE AVENUE, MAIN STREET, FOURTH AVENUE AND BROADWAY PLUS AN ADDITIONAL AREA WEST OF BROADWAY BETWEEN OXFORD STREET AND THE SDG&E RIGHT-OF-WAY SOUTH OF PALOMAR STREET, FROM THEIR CITY-ADOPTED COUNTY ZONE CLASSIFICATIONS TO CITY CLASSIFICATIONS UTILIZED THROUGHOUT CHULA VISTA

WHEREAS, this proposal involves the rezoning of the Otay Town Part Two Subcommunity of the Montgomery Specific Plan, which is generally bounded by Oxford, Broadway, Orange Avenue and a line 750 feet west of Broadway and a portion generally bounded by Orange Avenue, Fourth Avenue, Broadway and an irregular line from Anita Street to approximately 150 feet north of Main Street; and

WHEREAS, this request will convert the existing City-adopted County zoning to City zoning classifications as follows:

- A. C36 to C-C-P for the area west of Broadway between Oxford and Palomar Streets for the commercial lots on the southern corners of Broadway and Palomar, and for the lots south of Orange Avenue, west of the mobile home park.
- B. C37 to C-C-P for two lots south of Orange Avenue between the mobile home park and Broadway.
- C. RMH9, RMH8, RMH11 and RV15 to MHP for bulk of the subcommunity consisting of the Orange Tree Mobile Home Park, the Continental Country Club, the Hacienda Mobile Estates, the Lynwood South Mobile Home Park and the Granada Mobile Estates.
- D. RV15 to R-2-P for three residential lots on the south side of Orange Avenue surrounded by the Continental Country Club Mobile Home Park.
- E. C36 to C-T-P for the Travel Lodge on Broadway.
- F. RU31 to R-3-P for the Villa de Anita Condominium Complex at the corner of Anita Street and Broadway.
- G. RU29 to R-3-L for the Casa de Anita subdivision located at the western terminus of Tremont Street, south of Anita Street.
- H. RU29 to R-2-P for the area west of Fourth Avenue between Anita Street and the south side of Zenith Street (the subcommunity Boundary).

- I. S94 - no change proposed - for the area located within the SDG&E right of way south of Palomar and Orange Avenues.

WHEREAS, the Environmental Review Coordinator conducted Initial Studies, 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 May 2, 1990, the Montgomery Planning Committee and on June 27, 1990, the City Planning Commission held public hearings and recommended that the properties be reclassified as designated on Exhibit "A".

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

SECTION I: That that certain territory, generally bounded by Orange Avenue, Main Street, Fourth Avenue and Broadway, plus an additional area west of Broadway between Oxford Street and the SDG&E right-of-way south of Palomar Street, 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.

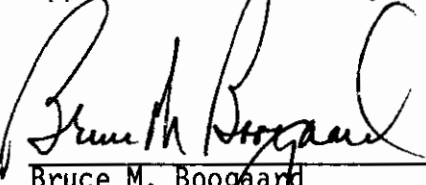
SECTION II: This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

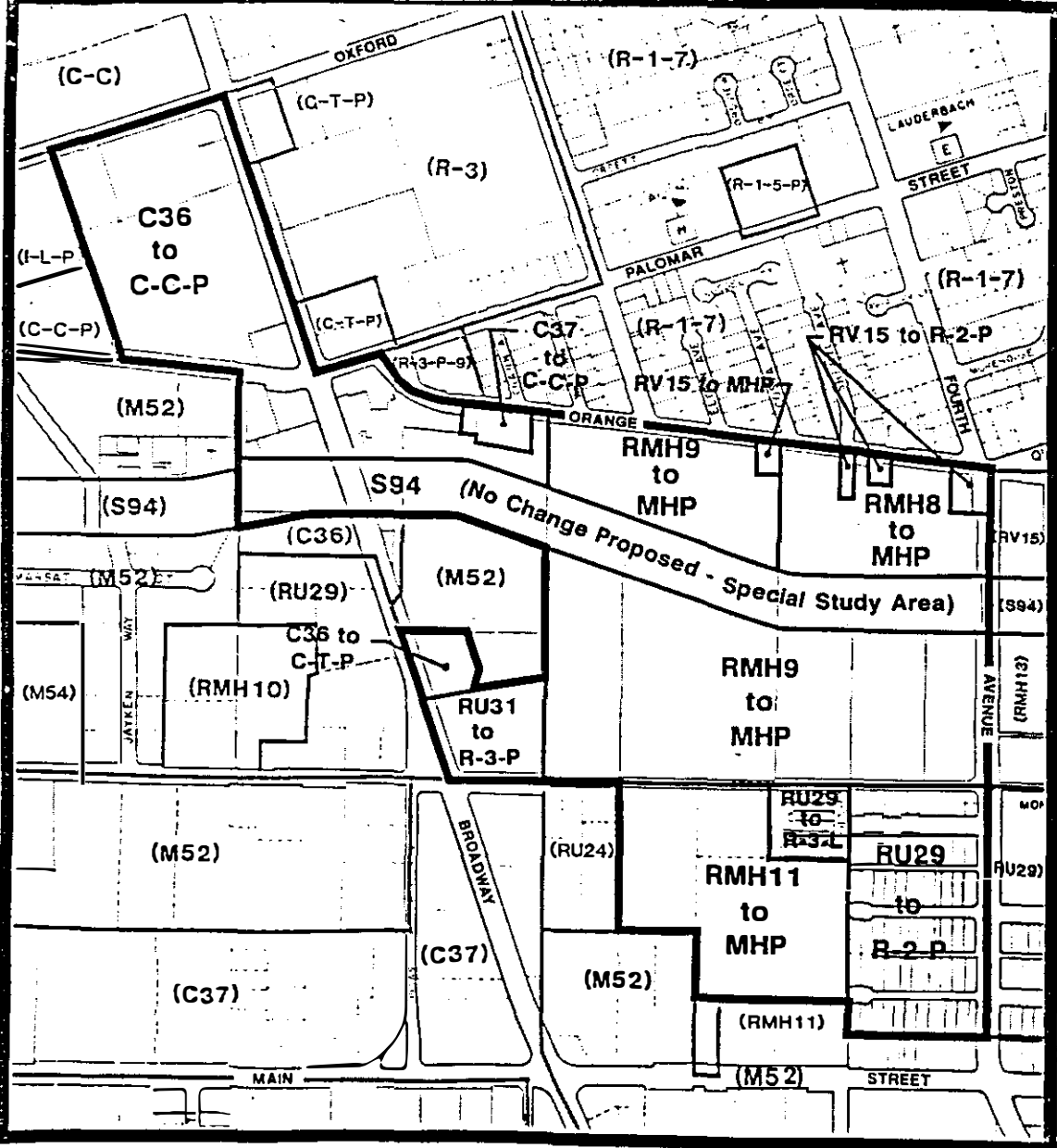


Robert A. Leiter
Director of Planning


Approved as to form by



Bruce M. Boogaard
City Attorney

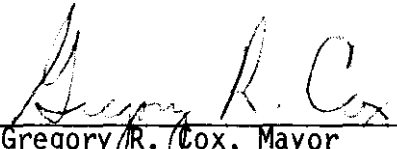


**OTAY TOWN PART II -
PROPOSED ZONE CLASSIFICATIONS**

 **EXHIBIT A**
SCALE: 1" = 600'


PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 7th day of August, 1990, by the following vote:

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



Gregory R. Cox, Mayor

ATTEST:

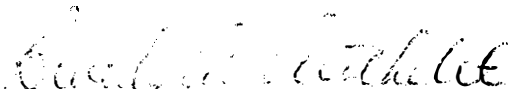


Beverly A. Authelet, City Clerk

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. 2387 had its first reading on July 24, 1990, and its second reading and adoption at a regular meeting of said City Council held on the 7th day of August, 1990.

Executed this 7th day of August, 1990.



Beverly A. Authelet, City Clerk