

RESOLUTION NUMBER R- 311343

DATE OF FINAL PASSAGE OCT 03 2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO VACATING A PORTION OF LA JOLLA SCENIC DRIVE BETWEEN LA JOLLA SCENIC WAY AND TORREY PINES ROAD (RIGHT-OF-WAY VACATION NO. 758099) - PROJECT NO. 221995.

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way by City Council resolution; and

WHEREAS, Hillel of San Diego, a California non-profit religious corporation, Owner, filed applications necessary to develop the Hillel Center for Jewish Life (PTS No. 221995), including an application to vacate excess public right-of-way along a portion of La Jolla Scenic Drive between La Jolla Scenic Way and Torrey Pines Road (Right-of-Way Vacation No. 758099); and

WHEREAS, the public right-of-way is excess public right-of-way and not required for street or highway purposes; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on October 3, 2017, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Right-of-Way Vacation No. 758099, the Council makes the following findings, as required by San Diego Municipal Code section 125.0941:

(a) There is no present or prospective use for the public right-of-way, either for the purpose for which originally acquired, or for any other public use of a like nature that can be anticipated.

The land intended to be vacated is no longer needed as public right-of-way and is not needed to provide public circulation or services. The public right-of-way was originally acquired for circulation, access and public services, but with the approval of the Hillel Center for Jewish Life project, the design and construction of La Jolla Scenic Drive will be updated to the current standards of the Street Design Manual (adopted by the City Council on November 25, 2002 by Resolution R-297376), which will result in this portion of the existing public right-of-way being no longer necessary for the purposes it was originally acquired or any other public use of a like nature that can be anticipated. The neighborhood and community have several existing improved public rights-of-way that provide the public circulation necessary to the community and this portion of La Jolla Scenic Drive is not needed for providing public circulation. Public water and sewer services are provided throughout the community and this portion of La Jolla Scenic Drive is not needed for providing water or sewer services. The project's permit conditions require the developer to cut, plug, and abandon the existing public 12-inch water facilities within the La Jolla Scenic Drive North right-of-way being vacated, from La Jolla Scenic Way to Torrey Pines Road and relocate and replace the water service to outside the vacated Right-of-Way with a 16-inch water facility running through La Jolla Scenic Drive North. The project will include a water easement extending from La Jolla Scenic Drive North to Torrey Pines Road to allow the new 16-inch water facility to connect to an existing water facility. Electricity, telephone, and other services are provided through other easements and rights-of-way in the community. However, Charter Communication Cable (formally Time Warner) has existing overhead lines in the proposed vacated portion of La Jolla Scenic Drive North. This facility will be relocated into a future utility easement. A portion of La Jolla Scenic Drive North is not needed for these other services.

As such, the portion of La Jolla Scenic Drive North will no longer be necessary and will have no prospective use. Further, with the redesign and new construction of the remaining portion of La Jolla Scenic Drive North, the portion of La Jolla Scenic Drive North being vacated is no longer necessary because of the new development. Therefore, there is no present or prospective public use for the public right-of-way, either for the purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the vacation through improved use of the land made available by the vacation.

Currently, the public right-of-way is limited to circulation purposes and public utilities, which are the purposes for which the public right-of-way was originally acquired. The public

will benefit by the vacation because the site owned by the underlying fee owners will become larger, which will in turn facilitate the development of the Hillel Center for Jewish Life. The Owner will control, maintain, and be responsible for and liable for that portion of La Jolla Scenic Drive to be vacated. The City of San Diego and the County of San Diego will benefit by the increase of property value by increasing the area of privately owned land subject to property tax and the incremental increase to the tax base. With an increase of tax revenue the general public will benefit by the vacation of the existing right-of-way by the increase of available public funds. The public will benefit by the reduction of liability to the City of San Diego by reducing the land it controls. The project proposes the retention of 10,000 square feet for a landscaped area as a public amenity with a bike and pedestrian path from La Jolla Scenic Drive to the corner of Torrey Pines Road and La Jolla Village Drive.

The adopted La Jolla Community Plan designates the Hillel Center for Jewish Life project site for development adjacent to La Jolla Scenic Drive. Further the public will benefit by the vacation of the public right-of-way by the development of a new facility for the enrichment and spiritual development of the Jewish community and in that the Jewish community is an integral and vital part of the City of San Diego. Therefore, the public will benefit by the vacation of a portion of the La Jolla Scenic Drive public right-of-way.

(c) The vacation does not adversely affect any applicable land use plan.

The adopted La Jolla Community Plan identifies the adjacent project site for low density residential development (5-9 du/ac). A project does not need to be residential on a residentially designated site as long as it is a use that is allowed by the applicable zoning and otherwise consistent with the community plan. The proposed project is allowed in the SF zone of the La Jolla Shores Planned District, and the project is consistent with the street and the surrounding neighborhood for: bulk and scale of the architecture, height, setbacks, architectural style, materials, color, landscaping, egress, siting of the building. Additionally, one of the main goals of the Community Plan for development in residential land use is to "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between bulk and scale of new and older structures." The approved Hillel project bulk and scale is in relational proportion and in keeping with the surrounding residential neighborhood, has a height of less than the required 30 feet, and has adequate street trees and internal landscaping to blend into the residential neighborhood. The project will therefore be consistent with the La Jolla Community Plan. The vacation of an unimproved portion of La Jolla Scenic Drive North will facilitate the fullest and highest use of the land as designated by the Community Plan. Although the project is requesting the Public Right-of-Way Vacation of an undeveloped portion of La Jolla Scenic Drive, the existing and improved portion of the La Jolla Scenic Drive North will remain unaffected by the proposed development and Public Right-of-Way Vacation.

The City of San Diego's General Plan adopted in 2008 set forth a variety of goals and policies to implement the City of Villages Strategy. The village concept is defined as "the mixed-use heart of a community where residential, commercial, employment, and civic uses are all present and integrated." The Project contributes to fulfilling the concept of a village by providing

a mix of uses in close proximity: University of California San Diego (UCSD), the single family residences and the Hillel development. The Project will be located on parcels designated as Low Density Residential at a density range of five to nine dwelling units per acre in the La Jolla Community Plan. The land use proposed will be consistent with the La Jolla Community Plan land use designation. For these reasons the proposed vacation of a portion of this portion of La Jolla Scenic Drive North is consistent with the policies and goals of the adopted within the La Jolla Community Plan and will not adversely affect the La Jolla Community Plan.

(d) The public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation.

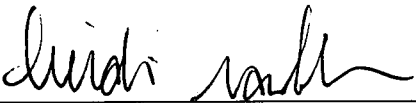
The public right-of-way was originally acquired for circulation, access, and public services and was subsequently developed for circulation and these other uses. The neighborhood and community have several existing improved public rights-of-way that provide circulation necessary to the public within and through the La Jolla community and this portion of La Jolla Scenic Drive is not needed to provide adequate public circulation. Public water and sewer services are provided throughout the community and this portion of La Jolla Scenic Drive is not needed to provide water or sewer services. The project's permit conditions require the developer to cut, plug, and abandon the existing public 12-inch water facilities within the La Jolla Scenic Drive right-of-way being vacated, from La Jolla Scenic Way to Torrey Pines Road and relocate and replace the water service to outside the vacated Right-of-Way with a 16-inch water facility running through La Jolla Scenic Drive North. The project will include a water easement extending from La Jolla Scenic Drive North to Torrey Pines Road to allow the new 16-inch water facility to connect to an existing water facility. Electricity, telephone, and other services are provided through other easements and rights-of-way in the community. However, Charter Communication Cable (formally Time Warner) has existing overhead lines in the in the proposed vacated portion of La Jolla Scenic Drive North. This facility will be relocated into a future utility easement. The redesign and reconstruction of La Jolla Scenic Drive North to the current standards of the Street Design Manual, adopted by the City Council on November 25, 2002 by Resolution R-297376, will result in a portion of the existing public right-of-way being no longer necessary for the purposes it was originally acquired or any other public use of a like nature and the public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation in that the remaining reconstructed La Jolla Scenic Drive will continue to serve the circulation and other public needs for which the street was acquired.

BE IT FURTHER RESOLVED, that in connection with Site Development Permit No. 758098, Right-of-Way Vacation No. 758099, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing Nos. 37432-1-C, 37432-2-C and 37432-3-C, marked as Exhibit "B," which said drawing is attached hereto and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that said street vacation is conditioned upon the relocation, solely at the expense of developer, of existing Charter Cable facilities to the new general utility easement, and the reservation of easement for general utilities for the benefit of AT&T, San Diego Gas & Electric, Charter Cable, and Cox Cable, as both are shown on Exhibit B. In the event this condition is not completed within three years following the adoption of this resolution, then the vacation shall be of no further force or effect.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the office of the County Recorder.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Heidi K. Vonblum
Deputy City Attorney

IBL/HKV:mcm/als/nja
06/22/2017
07/6/2017 Cor. Copy
09/21/17 Cor. Copy 2
Or.Dept:DSD
Doc. No.: 1478532_3

ATTACHMENT(S): Exhibit A, Legal Description
Exhibit B, Drawing Nos. 37432-1-C, 37432-2-C and 37432-3-C

EXHIBIT A

EXHIBIT 'A'
LEGAL DESCRIPTION

STREET VACATION – LA JOLLA SCENIC DRIVE NORTH AND GENERAL UTILITY
AND ACCESS EASEMENT RESERVED FROM STREET VACATION SOUTHEASTERLY
OF TORREY PINES ROAD

PARCEL 'A'

THAT PORTION OF LA JOLLA SCENIC DRIVE, DEDICATED FOR STREET PURPOSES
BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 O.R.,
TOGETHER WITH THAT PORTION OF LA JOLLA SCENIC DRIVE NORTH AND
TORREY PINES ROAD BOTH DEDICATED PER LA JOLLA HIGHLANDS UNIT NO. 3, IN
THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,
ACCORDING TO MAP THEREOF NO. 3528, FILED IN THE OFFICE OF THE COUNTY,
OCTOBER 19, 1956.

VACATING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LA JOLLA
VILLAGE DRIVE (FORMALLY MIRAMAR ROAD) DEDICATED FOR STREET
PURPOSES BY RESOLUTION NO. 186827 RECORDED APRIL 5, 1966 DOCUMENT NO.
56775 OF OFFICIAL RECORDS, SAID POINT ALSO BEING A POINT ON THE
NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE NORTH
DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED
OCTOBER 3, 1958 DOCUMENT NO. 163406 O.R.; THENCE SOUTHERLY ON THE
NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE, SOUTH
62°35'54" EAST, 24.94 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG
SAID NORTHERLY RIGHT OF WAY LINE SOUTH 62°35'54" EAST, 164.60 FEET TO THE
BEGINNING OF A TANGENT 651.00 FOOT RADIUS CURVE, CONCAVE
SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE SOUTHEASTERLY
THROUGH A CENTRAL ANGLE OF 09°16'03", AN ARC DISTANCE OF 105.30 FEET TO
A POINT HEREIN DESCRIBED AS **POINT 'A'** ALSO BEING A POINT ON THE
SOUTHWESTERLY RIGHT OF WAY LINE OF LA JOLLA SCENIC WAY DEDICATED
PER RESOLUTION 150337, RECORDED OCTOBER 3, 1958 AS DOCUMENT NO. 163406
O.R., A RADIAL TO SAID POINT BEARS NORTH 36°40'09" EAST; THENCE
SOUTHERLY ON SAID RIGHT OF WAY LINE SOUTH 21°57'52" EAST, 17.17 FEET TO
THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE
NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE SOUTHERLY AND
WESTERLY THROUGH A CENTRAL ANGLE OF 149°01'24", AN ARC DISTANCE OF
52.02 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE
SOUTHWESTERLY HAVING A RADIUS OF 605.00 FEET; THENCE ALONG THE ARC
OF SAID CURVE NORTHERLY AND WESTERLY THROUGH A CENTRAL ANGLE OF
09°39'26", AN ARC DISTANCE OF 101.97 FEET; THENCE NORTH 62°35'54" WEST,
113.81 FEET TO THE BEGINNING OF A TANGENT 56.00 FOOT RADIUS CURVE,

CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE WESTERLY AND NORTHERLY THROUGH A CENTRAL ANGLE OF 17°35'18", AN ARC DISTANCE OF 17.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 81.00 FEET, THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 123°54'02" AN ARC DISTANCE OF 175.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CLIFFRIDGE AVENUE ALSO BEING THE EASTERLY LOT LINE OF LOT 67 PER SAID MAP 3528; DISTANT 24.57 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 67, THENCE NORTHERLY ALONG SAID LOT LINE NORTH 11°05'22" EAST 24.35 FEET TO THE BEGINNING OF TANGENT 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE ALONG THE ARC OF SAID CURVE NORTHERLY AND EASTERLY THROUGH A CENTRAL ANGLE OF 73°41'16", AN ARC DISTANCE OF 32.15 FEET; THENCE NORTH 62°35'54" WEST, 58.80 FEET TO THE TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE WESTERLY AND SOUTHERLY THROUGH A CENTRAL ANGLE OF 106°17'34", AN ARC DISTANCE OF 37.10 FEET TO A POINT HEREIN DESCRIBED AS **POINT 'B'**, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TORREY PINES ROAD ALSO BEING THE WESTERLY LINE OF SAID LOT 67, DISTANT 70.20 FROM THE SOUTHWESTERLY CORNER OF SAID LOT 67; THENCE NORTH 11°06'32" EAST, 34.46 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'50", AN ARC DISTANCE OF 32.58 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 636.64 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°12'17", AN ARC DISTANCE OF 102.28 FEET TO THE BEGINNING OF A TANGENT 42.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE EASTERLY THROUGH A CENTRAL ANGLE OF 04°42'02", AN ARC DISTANCE OF 3.45 FEET; THENCE NORTH 89°27'57" WEST, 48.73 FEET TO THE TO THE BEGINNING OF A TANGENT 634.64 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE EASTERLY THROUGH A CENTRAL ANGLE OF 02°53'02", AN ARC DISTANCE OF 31.94 FEET TO THE **TRUE POINT OF BEGINNING.**

AREA: 21,278 SQ. FT. 0.488 ACRES MORE OR LESS

PARCEL 'B'

RESERVING FROM SAID VACATION AN EASEMENT FOR GENERAL UTILITY AND ACCESS EASEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "A"; THENCE SOUTH 21°57'52" EAST, 13.86 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF LA JOLLA SCENIC WAY PER DOCUMENT 56775 RECORDED APRIL 5, 1966 O.R.; THENCE SOUTH 36°59'17" WEST, 37.39 FEET TO THE BEGINNING OF A NON TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL TO SAID POINT BEARS SOUTH 15°01'26"

WEST; THENCE WESTERLY AND NORTHERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°02'06", AN ARC DISTANCE OF 7.69 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 605.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°42'37", AN ARC DISTANCE OF 7.50 FEET; THENCE NORTH 37°12'32" EAST; 46.00 FEET TO A POINT ON THE ARC OF A NON TANGENT 651.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO SAID POINT BEARS NORTH 36°24'34" EAST; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'35", AN ARC DISTANCE OF 2.95 FEET TO THE **POINT OF BEGINNING**.

AREA: 640.02 SQ. FT. 0.015 ACRES MORE OR LESS

PARCEL 'C'

RESERVING FROM SAID VACATION AN EASEMENT FOR GENERAL UTILITY AND ACCESS EASEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "B"; THENCE NORTH 11°06'32" EAST, 34.46 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°19'50", AN ARC DISTANCE OF 32.58 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 636.64 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°41'47", AN ARC DISTANCE OF 18.85 FEET A RADIAL TO SAID POINT BEARS SOUTH 12°44'35" WEST; THENCE SOUTH 57°43'15" EAST; 83.50 FEET; THENCE NORTH 32°16'45" EAST, 10.00 FEET; THENCE SOUTH 57°43'15" EAST, 21.42 FEET TO THE BEGINNING OF A NON-TANGENT 81.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL TO SAID POINT BEARS NORTH 18°09'50" WEST; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°43'35", AN ARC DISTANCE OF 37.78 FEET; THENCE NORTH 58°31'31" WEST, 72.74 FEET; THENCE SOUTH 58°40'55" WEST, 13.12 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 67 OF MAP 3528 RECORDED OCTOBER 19, 1956 O.R.; THENCE ALONG SAID NORTHERLY LOT LINE OF LOT 67 NORTH 62°35'54" WEST, 10.84 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°17'34", AN ARC DISTANCE OF 37.10 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TORREY PINES ROAD AS DEDICATED PER SAID MAP 3528, ALSO BEING THE **POINT OF BEGINNING**.

AREA: 3,717.04 SQ. FT. 0.085 ACRES MORE OR LESS

PARCEL 'D'

RESERVING FROM SAID VACATION AN EASEMENT FOR GENERAL UTILITY AND ACCESS EASEMENT, DESCRIBED AS FOLLOWS:

RESERVING FROM SAID VACATION AN EASEMENT FOR GENERAL UTILITY AND ACCESS EASEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LA JOLLA VILLAGE DRIVE (FORMERLY MIRAMAR ROAD) DEDICATED FOR STREET PURPOSES BY RESOLUTION NO. 186827 RECORDED APRIL 5, 1966 DOCUMENT NO. 56775 OF OFFICIAL RECORDS, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE NORTH DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 O.R.; THENCE SOUTHERLY ON NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE NORTH, SOUTH 62°35'54" EAST, 24.94 FEET TO THE BEGINNING OF A NON-TANGENT, 634.64 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL LINE TO SAID CURVE BEARS SOUTH 02°20'59" EAST; THENCE DEPARTING SAID NORTHERLY LINE, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°53'02" A DISTANCE OF 31.94 FEET; THENCE NORTH 89°27'57" WEST 42.82 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTHERLY ON A LINE WHICH IS PARALLEL WITH AND 34.50 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE NORTH; THENCE SOUTH 62°35'54" EAST FEET 230.92 FEET TO THE BEGINNING OF A TANGENT 616.50 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°19'42" AN ARC DISTANCE OF 121.89 FEET TO A POINT ON A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 26°57'28" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 64°01'00" A DISTANCE OF 22.35 FEET TO THE BEGINNING OF A 605.00 FOOT RADIUS REVERSE CURVE, CONCAVE SOUTHWESTERLY, SAID CURVE BEING CONCENTRIC WITH AND 46.00 FEET SOUTHWESTERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID LA JOLLA SCENIC DRIVE NORTH; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'26" A DISTANCE OF 101.97 FEET; THENCE NORTH 62°35'54" WEST FEET 113.81 FEET TO THE BEGINNING OF A TANGENT 56.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'18" A DISTANCE OF 17.19 FEET; TO THE BEGINNING OF A REVERSE 81.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°13'09" A DISTANCE OF 65.34 FEET; THENCE NORTH 62°35'54" WEST FEET 74.03 FEET TO THE BEGINNING OF A NON-TANGENT 636.64 FOOT RADIUS CURVE, CONCAVE NORTHERLY, A RADIAL LINE TO SAID CURVE BEARS SOUTH 07°59'59" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°45'54" A DISTANCE OF 30.72 FEET TO THE BEGINNING OF A COMPOUND 42.00 FOOT RADIUS CURVE,

CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'02" A DISTANCE OF 3.45 FEET; THENCE SOUTH 89°27'57" EAST FEET 5.91 FEET TO **THE TRUE POINT OF BEGINNING.**

AREA = 4,113.02 SQ. FT. OR 0.094 ACRES MORE OR LESS.

ATTACHED HERE TO IS DRAWINGS 37432-1-C AND 37432-2-C AND BY THIS REFERENCE MADE A PART OF HEREOF

PTS 212995
I.O. 24000958



EXHIBIT 'A'
LEGAL DESCRIPTION

STREET DEDICATION – LA JOLLA VILLAGE DRIVE SOUTHEASTERLY OF TORREY PINES ROAD AND EASEMENT DEDICATION

PARCEL 'A1'

STREET DEDICATION – LA JOLLA VILLAGE DRIVE

THAT PORTION OF PUEBLO LOT 1299 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 ALSO KNOW AS MISCELLANEOUS MAP NO. 36.

LYING NORTHEASTERLY OF LA JOLLA SCENIC DRIVE NORTH, DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 OF OFFICIAL RECORDS, SOUTHERLY OF LA JOLLA VILLAGE DRIVE (FORMERLY MIRAMAR ROAD) AND WESTERLY OF LA JOLLA SCENIC WAY DEDICATED FOR STREET PURPOSES BY RESOLUTION NO. 186827 RECORDED APRIL 5, 1966 DOCUMENT NO. 56775 OF OFFICIAL RECORDS

EXCEPTING THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF LA JOLLA SCENIC DRIVE NORTH, SAID POINT BEING DISTANT 24.94 FEET FROM THE WESTERLY CORNER OF SAID LAND, ALSO BEING THE BEGINNING OF A 634.64 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, PARALLEL WITH AND 12.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, TO THE SOUTHERLY RIGHT OF WAY OF LA JOLLA VILLAGE DRIVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°00'07" A DISTANCE OF 155.09 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL TO SAID BEGINNING OF REVERSE CURVE BEARS NORTH 16°21'06" WEST; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°23'14" AN ARC DISTANCE OF 29.46 FEET TO THE WESTERLY RIGHT OF WAY OF LA JOLLA SCENIC WAY AND THE TERMINUS OF SAID LINE.

PARCEL 'B1'

EASEMENT DEDICATION – GENERAL UTILITY

THAT PORTION OF PUEBLO LOT 1299 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 ALSO KNOW AS MISCELLANEOUS MAP NO. 36.

LYING NORTHEASTERLY OF LA JOLLA SCENIC DRIVE NORTH, DEDICATED FOR STREET PURPOSES BY RESOLUTION 150337, RECORDED OCTOBER 3, 1958 DOCUMENT NO. 163406 OF OFFICIAL RECORDS, SOUTHERLY OF LA JOLLA VILLAGE DRIVE (FORMERLY MIRAMAR ROAD) AND WESTERLY OF LA JOLLA SCENIC WAY DEDICATED FOR STREET PURPOSES BY RESOLUTION NO. 186827 RECORDED APRIL 5, 1966 DOCUMENT NO. 56775 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT "A"; THENCE NORTH 21°57'52" WEST, 3.44 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SAID LA JOLLA SCENIC WAY; THENCE SOUTH 37°12'32" WEST 1.80 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID LA JOLLA SCENIC DRIVE NORTH ALSO BEING THE BEGINNING OF A NON TANGENT 651.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL TO SAID POINT BEARS NORTH 36°24'34" EAST; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'35", AN ARC DISTANCE OF 2.95 FEET TO THE **POINT OF BEGINNING.**

AREA: 2 SQ. FT. 0.000 ACRES MORE OR LESS

ATTACHED HERETO IS DRAWING 37432-3-C AND BY THIS REFERENCE MADE A PART OF HEREOF.

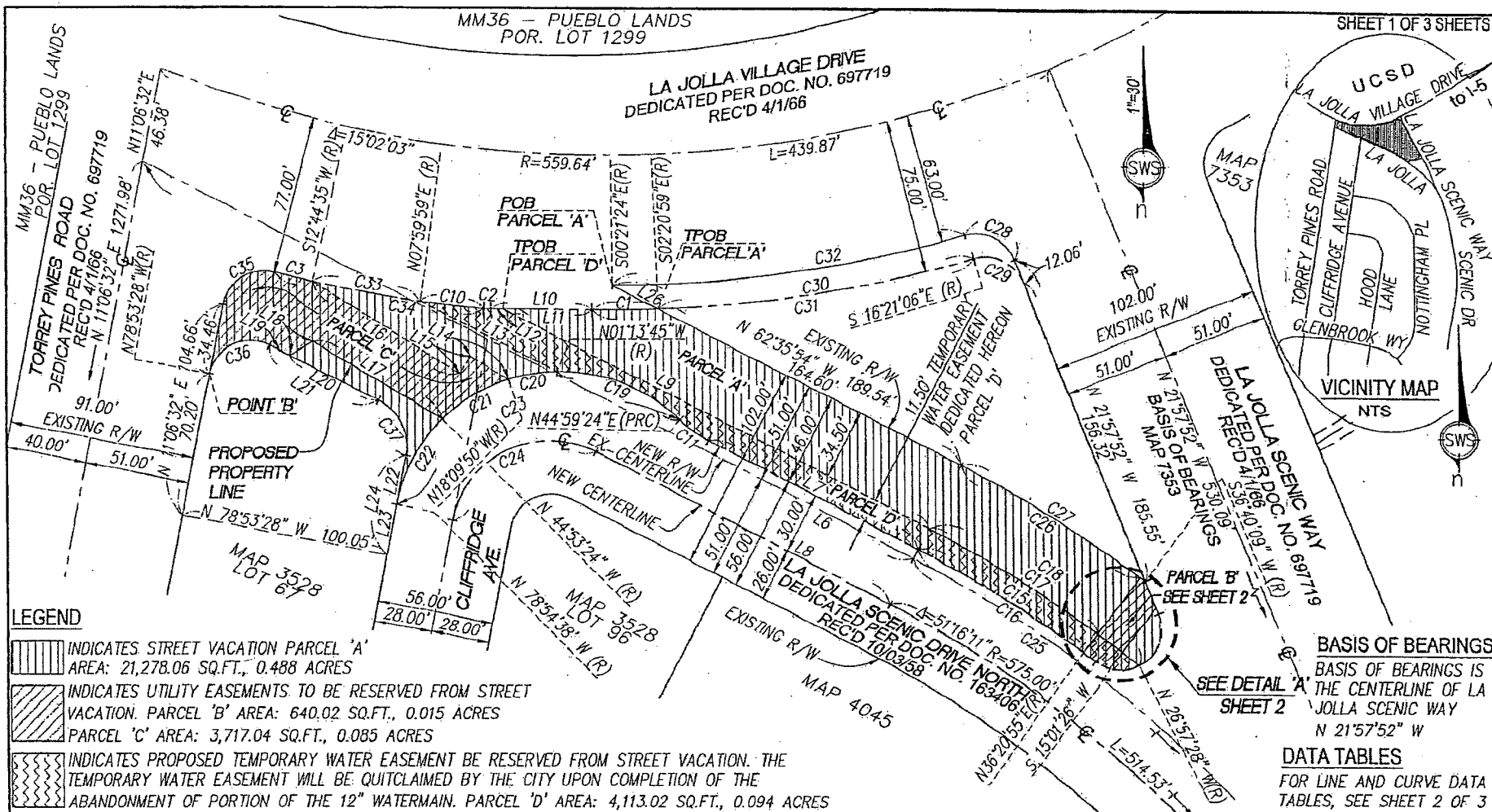
PTS 212995
I.O. 24000958










EXHIBIT B

MM36 - PUEBLO LANDS
POR. LOT 1299

SHEET 1 OF 3 SHEETS



LEGEND

-  INDICATES STREET VACATION PARCEL 'A' AREA: 21,278.06 SQ.FT., 0.488 ACRES
-  INDICATES UTILITY EASEMENTS TO BE RESERVED FROM STREET VACATION. PARCEL 'B' AREA: 640.02 SQ.FT., 0.015 ACRES
PARCEL 'C' AREA: 3,717.04 SQ.FT., 0.085 ACRES
-  INDICATES PROPOSED TEMPORARY WATER EASEMENT BE RESERVED FROM STREET VACATION. THE TEMPORARY WATER EASEMENT WILL BE QUITCLAIMED BY THE CITY UPON COMPLETION OF THE ABANDONMENT OF PORTION OF THE 12" WATERMAIN. PARCEL 'D' AREA: 4,113.02 SQ.FT., 0.094 ACRES
-  PROPOSED PROPERTY LINE
-  RIGHT OF WAY LINE
-  EXISTING CENTERLINE
-  PROPOSED CENTERLINE

REFERENCE DRAWINGS:

MAP 4045, MAP 3528, MAP 7553, CITY DRAWING # 6502-D, CITY DRAWING # 12210-D & CITY DRAWING # 11292-2-H-D-

A.P.N.

344-120-43

PREPARED BY:

RON V. BAVIJELOS, LS 7940, EXP 12-31-13

SWS ENGINEERING, INC.


CIVIL ENGINEERING • LAND PLANNING • SURVEYING
261 Autumn Drive, Suite 115 • 31045 Temecula Parkway, Suite 201
San Marcos, CA 92069 • Temecula, CA 92592
P: 760-744-0011 F: 760-744-0046 P: 951-296-3407 F: 951-587-9431



DATE: AUG 03, 13 6:17pm by:ron bavielos
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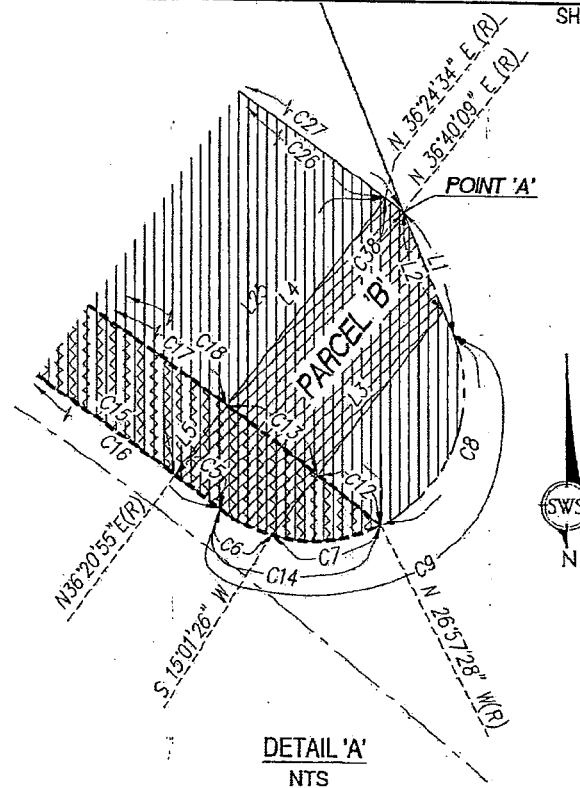
BASIS OF BEARINGS
BASIS OF BEARINGS IS THE CENTERLINE OF LA JOLLA SCENIC WAY
N 21°57'52" W

DATA TABLES
FOR LINE AND CURVE DATA TABLES, SEE SHEET 2 OF 3

STREET VACATION AND EASEMENT RESERVATION HILLEL OF SAN DIEGO - UCSD	
CITY OF SAN DIEGO, CALIFORNIA SHEET 1 OF 3 SHEETS	J.O. NO. 24000958 PTS NO. 212995
 FOR CITY ENGINEER	1896-6295 NAD83 COORDINATES
	256-1685 LAMBERT COORDINATES
6-9-13 DATE	DWG NO: 37432-1-C

CURVE DATA TABLE			
NO.	Δ DELTA	RADIUS	LENGTH
C1	02°53'02"	634.64'	31.94'
C2	04°42'02"	42.00'	3.45'
C3	01°41'47"	636.64'	18.85'
C4	00°15'35"	651.00'	2.95'
C5	00°42'37"	605.00'	7.50'
C6	22°02'06"	20.00'	7.69'
C7	42°09'32"	20.00'	14.72'
C8	84°49'46"	20.00'	29.61'
C9	149°01'24"	20.00'	52.02'
C10	02°45'54"	636.64'	30.72'
C11	17°35'18"	56.00'	17.19'
C12	00°58'20"	616.50'	10.49'
C13	01°23'25"	616.50'	14.96'
C14	64°11'38"	20.00'	22.41'
C15	08°56'49"	605.00'	94.47'
C16	09°39'26"	605.00'	101.97'
C17	08°57'47"	616.50'	96.44'
C18	11°19'42"	616.50'	121.89'
C19	46°13'09"	81.00'	65.34'
C20	16°56'04"	81.00'	23.94'
C21	26°43'35"	81.00'	37.78'
C22	34°01'14"	81.00'	48.10'
C23	123°54'02"	81.00'	175.16'
C24	106°18'44"	48.00'	89.06'
C25	33°35'49"	600.00'	351.83'
C26	09°00'28"	651.00'	102.35'
C27	09°16'03"	651.00'	105.30'
C28	84°16'56"	20.00'	29.42'
C29	84°23'14"	20.00'	29.46'
C30	14°00'07"	634.64'	155.09'
C31	16°53'09"	634.64'	187.04'
C32	15°53'23"	622.64'	172.68'
C33	04°44'36"	636.64'	52.71'
C34	09°12'17"	636.64'	102.28'
C35	93°19'50"	20.00'	32.58'
C36	106°17'34"	20.00'	37.10'
C37	73°41'16"	25.00'	32.15'
C38	00°15'35"	651.00'	2.95'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N21°57'52"W	17.17'
L2	N21°57'52"W	13.86'
L3	N36°59'17"E	37.39'
L4	N37°12'32"E	34.47'
L5	N37°12'32"E	11.54'
L6	N62°35'54"W	417.30'
L7	N62°35'54"W	113.81'
L8	N62°35'54"W	159.42'
L9	S62°35'54"E	230.92'
L10	S89°27'57"E	48.73'
L11	S89°27'57"E	42.82'
L12	S89°27'57"E	5.91'
L13	N62°35'54"W	74.03'
L14	N57°43'15"W	21.42'
L15	N32°16'45"E	10.00'
L16	N57°43'15"W	83.50'
L17	N58°31'31"W	72.74'
L18	S58°40'55"W	13.12'
L19	N62°35'54"W	10.84'
L20	N62°35'54"W	47.96'
L21	N62°35'54"W	58.80'
L22	N11°05'22"E	24.35'
L23	N11°05'22"E	24.57'
L24	N11°05'22"E	48.92'
L25	N37°12'32"E	46.00'
L26	N62°35'54"W	24.94'



PREPARED BY:

Ron V. Banuelos
 RON V. BANUELOS, LS 7940, EXP 12-31-13



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DATE: Jun 03, 10 10:47am BY: Ron V. Banuelos
 FILE: E:\Projects\PD01077\100155\sws\cadd\RESERVATION PLAT 5-21-13.dwg

STREET VACATION AND EASEMENT RESERVATION HILLEL OF SAN DIEGO - UCSD	
CITY OF SAN DIEGO, CALIFORNIA SHEET 2 OF 3 SHEETS	
 FOR CITY ENGINEER	6-9-13 DATE
J.O. NO. 21000950 PTS NO. 212995 1888-0255 NAD83 COORDINATES 256-1695 LAMBERT COORDINATES DWG NO: 37432-2-C	

Passed by the Council of The City of San Diego on OCT 03 2017, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

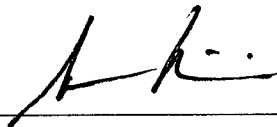
Date of final passage OCT 03 2017

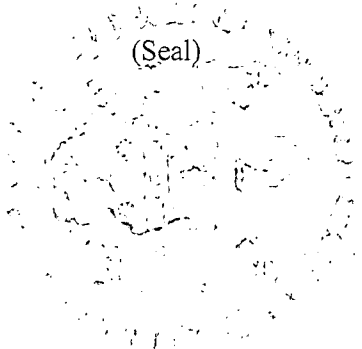
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy



Office of the City Clerk, San Diego, California
Resolution Number R- **311343**