

332C
05/25/21

(R-2021-444)

RESOLUTION NUMBER R- 313558

DATE OF FINAL PASSAGE MAY 25 2021

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO SUMMARILY VACATING AN UNIMPROVED
PORTION OF BROADWAY, PUBLIC RIGHT-OF-WAY
VACATION NO. 2324692, WITH RESERVATION OF
EASEMENTS – PROJECT NO. 637438.

WHEREAS, California Streets and Highways Code section 8330 *et seq.* and San Diego
Municipal Code section 125.0901 *et seq.* provide a procedure for the summary vacation of public
rights-of-way by City Council resolution; and

WHEREAS, 32nd & Broadway LLC. filed an application to vacate a 0.47-acre portion of
Broadway north of State Route-94 and east of 32nd Street, being described as Public Right-of-
Way Vacation No. 2324692; and

WHEREAS, Right-of-Way Vacation No. 2324692 is located on property owned by 32nd
& Broadway LLC., Benny C. Anderson, and Gregg A. and Kimberly A. Rudenberg; and

WHEREAS, in connection with Public Right-of-Way Vacation No. 2324692, the City
desires to reserve and except public easements; and

WHEREAS, (1) the public right-of-way, or portion of the public right-of-way, is excess
public right-of-way and is not required for street or highway purposes; (2) the public right-of-
way has been impassable for vehicular travel for a period of five years and public funds have not
been expended for maintenance of the public right-of-way during that period; and (3) the public
right-of-way vacation does not terminate a public service easement, unless the easement vacation
satisfies the requirements of the California Streets and Highways Code section 8333; and

WHEREAS, there are no existing public utility facilities that are in use that would be affected by the vacation; and

WHEREAS, the public right-of-way to be vacated contains public utility facilities that would not be affected by the vacation; and

WHEREAS, on March 4, 2021 the Planning Commission of the City of San Diego considered Public Right-of-Way Vacation No. 2324692, and pursuant to Resolution No. 5131-PC voted to recommend City Council approval; 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 May 25, 2021, 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. 2324692, under San Diego Municipal Code section 125.0901, the Council finds that:

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

The project proposes to vacate an unimproved 0.47-acre (20,348 square-foot), 65-foot wide, portion of Broadway from 32nd Street to the 32nd & Broadway project's eastern boundary, located north of SR-94 and east of 32nd Street, within the RM-1-1 Zone of the Greater Golden Hill Community Planning area. The land intended to be vacated is no longer needed as a public

right-of-way (PROW) and is not needed to provide public circulation or services. The Broadway PROW was dedicated as an 80-foot wide PROW, identified as "D Street", per Map No. 167 recorded November 20, 1886 for circulation, access, and public services purposes. The southern 15-foot wide portion of Broadway PROW, and portion of 32nd Street between Broadway and State Route 94 (SR-94), were vacated per Resolution No. 223097 adopted by the City Council on March 20, 1979. Topography and subsequent construction of SR-94 has impacted the full improvement of the PROW between 32nd and 33rd Streets to current City standards. The portion of Broadway PROW to the southeast of the 32nd & Broadway project would remain in place for the easterly owners' access and future redevelopment of their properties.

The segment of Broadway proposed to be vacated is not part of the Golden Hill Community Plan's classified streets network and is not identified on the Mobility Element's Planned Street Classification map (Figure 3-5). The proposed street vacation would also not affect the following types of facilities identified as part of the GHCP's mobility network: Pedestrian Routes, Existing or Planned Bicycle Network, and Planned Transit Facilities, because routes for these facilities are not mapped within this portion of Broadway. Unimproved local streets may be considered for a PROW vacation if there is no potential need for public access infrastructure, construction of public infrastructure is infeasible, or infrastructure can be accommodated by easements. As a condition of the proposed PROW vacation, an easement will be reserved over the applicable area proposed to be vacated for the City water and sewer infrastructure, and for COX Communications and San Diego Gas & Electric. Additionally, the project scope includes construction of a driveway for access to existing water and sewer facilities, and property to the south. Therefore, there is no present or prospective use for the PROW, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated.

2. The public will benefit from the action through improved use of the land made available by the vacation.

The 0.47-acre (20,348 square-foot), 65-foot wide, portion of Broadway is limited to circulation and public utility. The City controls and is liable for an unimproved area that cannot be used for public purposes. The adjacent properties will benefit from the street vacation because they will control, maintain and be responsible for this area. The City of San Diego will benefit from the increase in property value by increasing the area of privately-owned land subject to property taxation. With an increase of tax revenue, the general public will benefit by the vacation of the exiting PROW by increase of available public funds. The public will also benefit by the reduction of liability to the City of San Diego from land it controls yet gains no benefit or use from.

Of the 65-foot width of Broadway between 32nd Street and the 32nd & Broadway project's eastern boundary proposed to be vacated, 40 feet measured from the centerline to the north would revert to the underlying fee owners 32nd & Broadway LLC. and Benny C. Anderson (Assessor Parcel Numbers (APN) 539-563-06, 539-563-07, 539-563-10). A 25-foot wide portion from the Broadway centerline to the south would revert to Gregg A. and Kimberly A. Rudenberg, the underlying fee owners of APN 533-564-02.

The GHCP designates the area for single-family or multi-family residential development

at a density range between 10 and 15 du/ac with an option to increase density up to 29 du/ac within the project site and surrounding neighborhood east of 32nd Street. The 0.47-acre total area proposed to be vacated can accommodate up to 14 dwelling units at the maximum GHCP density. The 0.97-acre project site north of Broadway can accommodate 29 dwelling units. With the street vacation and increased lot area, at approximately 1.21 acres, seven additional dwelling units could be built. The vacation would result in the addition of approximately 10,395 square feet, which will accommodate an additional 7 dwelling units by the proposed project.

Because the land has never been used as PROW, it is in the public interest to vacate the PROW and transfer responsibility of the land to the adjacent property owners. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

3. The vacation does not adversely affect any applicable land use plan.

The segment of Broadway proposed to be vacated is not part of the GHCP's classified streets network and is not identified on the Mobility Element's Planned Street Classification map (Figure 3-5). The proposed street vacation would also not affect the following types of facilities identified as part of the GHCP's mobility network: Pedestrian Routes, Existing or Planned Bicycle Network, and Planned Transit Facilities, because routes for these facilities are not mapped within this portion of Broadway.

The GHCP contains policies that consider alternative uses for "paper streets", which are being addressed by the project. The GHCP's Recreation Element Policy RE-1.6 states: "increase recreational opportunities by acquiring and developing land for park and recreation uses through street/alley right-of-way vacations, including vacation of paper streets, where appropriate and legally defensible." Alternatives to public access require relinquishment of underlying property rights by abutting owners. The project does not propose to relinquish underlying property rights but instead proposes to incorporate the Broadway PROW into the total site area to allow for the construction of housing.

The GHCP's Recreation Element also identifies the project site and the adjacent vacant parcels, including a portion of the Broadway PROW as part of a 3.81-acre neighborhood park. However, a development previously approved within a vacant one-acre site to the north reduces the available park acreage. Furthermore, the option to use the project site including the Broadway PROW for a neighborhood park would require acquisition of the site by the City. Currently, there is no identified funding source available for acquisition and development of this future park. The Golden Hill Impact Fee Study lists public facilities needed to implement the GHCP and identifies funding sources, including a Development Impact Fee (DIF). Currently, the majority of DIF funds are allocated to other projects and it is unknown when sufficient DIF funds will become available. Therefore, the GHCP policies that pertain to alternative use of the Broadway PROW cannot be feasibly implemented at this time and the PROW vacation does not adversely affect the applicable land use plan.

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

The Broadway PROW was dedicated as an 80-foot wide PROW, identified as "D Street", per Map No. 167 recorded November 20, 1886 for circulation, access, and public services purposes. The southern 15-foot wide portion of Broadway PROW, and portion of 32nd Street between Broadway and State Route 94 (SR-94), were vacated per Resolution No. 223097 adopted by the City Council on March 20, 1979. Topography and subsequent construction of SR-94 has impacted the full improvement of the PROW between 32nd and 33rd Streets to current City standards. The portion of Broadway PROW to the southeast of the 32nd & Broadway project would remain in place for the easterly owners' access and future redevelopment of their properties. The improvement of this segment of Broadway does not represent a logical extension of the road network.

As a condition of the proposed PROW Vacation, an easement will be reserved over the applicable area proposed to be vacated for the City water and sewer infrastructure, and for COX Communications and San Diego Gas & Electric. Therefore, the public facility for which the PROW was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that Right-of-Way Vacation No.2324692, in connection with Neighborhood Development Permit No. 2324693 and Site Development Permit No. 2471596 as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 41836-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated subject to the following condition(s) which are made a part of this resolution:

BE IT FURTHER RESOLVED, that the City of San Diego reserves and excerpts from the Right-of-Way Vacation No. 2324692 the permanent easement for public utility purposes, as more particularly described hereinafter in the legal description marked as Exhibit "A" and shown on Drawing No. 41836-B marked as Exhibit "B."

BE IT FURTHER RESOLVED, an easement is reserved for COX COMMUNICATIONS CALIFORNIA, LLC., A DELAWARE LIMITED LIABILITY COMPANY its successors and assigns, as it may require from time to time, to construct, place, operate, repair, maintain, replace, and remove aerial and/or underground Telecommunications

equipment consisting of one or more lines of cables, wires, conduits, pedestals, guys, anchors, and all necessary fixtures and appurtenances. as more particularly described hereinafter in the legal description marked as Exhibit "A" and shown on Drawing No. 41836-B marked as Exhibit "B."

BE IT FURTHER RESOLVED, an easement is reserved for SDG&E to erect, construct, change the size of, improve, reconstruct, relocate, repair, remove, maintain and use facilities consisting of overhead and underground electric facilities, communication facilities and all appurtenances including necessary anchorage for the transmission and distribution of electricity and for pipelines and appurtenances, together with the right of ingress thereto and egress therefrom over said easement and over other practical routes, as more particularly described hereinafter in the legal description marked as Exhibit "A" and shown on Drawing No. 41836-B marked as Exhibit "B." No building or other structure shall be permitted within the easement. SDG&E's prior written consent shall be required before planting any trees or increasing/decreasing the ground elevation within the easement.

BE IT FURTHER RESOLVED, that the easements reserved herein are in, under, over, upon, along, and across that portion of Broadway, vacated by this Document and as more particularly described in the legal description marked as Exhibit "A" and shown Drawing No. 41836-B marked as Exhibit "B."

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 /s/ Lauren N. Hendrickson
Lauren N. Hendrickson
Deputy City Attorney

LNH:nja
05/05/21
Or. Dept: DSD
Doc. No.: 2654515

Attachments: Exhibit A – Legal Description
Exhibit B – Vacation, 41836-1-B, 41836-2-B, 41836-3-B

EXHIBIT 'A'
LEGAL DESCRIPTION
STREET VACATION

ALL THAT PORTION OF BROADWAY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AND DEDICATED AS 'D' STREET PER CHOATES ADDITION MAP NO. 167, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 20, 1886. SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 1 PER PARCEL MAP NO. 14885, RECORDED JULY 16, 1987 AS FILE NO. 87-398925 IN SAID COUNTY RECORDER'S OFFICE, THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 PER PARCEL MAP 14885 AND LOTS 39, 38, AND 37 INCLUSIVE IN BLOCK 124 OF CHOATE'S ADDITION, ACCORDING TO MAP THEREOF NO. 167, FILED IN THE OFFICE OF THE COUNTY RECORDER NOVEMBER 20, 1886, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BROADWAY, NORTH $89^{\circ}56'30''$ WEST A DISTANCE OF 300.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37, SAID SOUTHWEST CORNER ALSO BEING THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH $00^{\circ}03'30''$ WEST A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 11509 RECORDED JULY 17, 1981 AS FILE NO. 81-225894, THENCE ALONG THE NORTHERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 11509, NORTH $89^{\circ}56'30''$ WEST A DISTANCE OF 330.17 FEET, THENCE NORTH $89^{\circ}48'19''$ WEST A DISTANCE OF 30.00 FEET TO AN EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF 32ND STREET, THENCE ALONG SAID EXTENSION NORTH $00^{\circ}05'22''$ EAST A DISTANCE OF 24.93 FEET TO THE CENTERLINE OF BROADWAY, THENCE EASTERLY ALONG SAID CENTERLINE SOUTH $89^{\circ}56'30''$ EAST A DISTANCE OF 32.61 FEET TO THE BEGINNING OF A NON-TANGENT 45.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID CURVE BEARS SOUTH $11^{\circ}00'43''$ WEST, THENCE ALONG SAID CURVE SOUTHEASTERLY, EASTERLY, AND NORTHEASTERLY A DISTANCE OF 75.10 FEET THROUGH A CENTRAL ANGLE OF $95^{\circ}37'25''$, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY, THENCE ALONG THE NORTHERLY LINE OF BROADWAY SOUTH $89^{\circ}56'30''$ EAST A DISTANCE OF 274.19 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 20,628 SQUARE FEET OR 0.47 ACRES MORE OR LESS.

RESERVING THEREFROM AN EASEMENT FOR WATER AND SEWER PURPOSES OVER THAT PORTION OF THE VACATED AREA LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT SAID POINT OF COMMENCEMENT OF VACATED AREA, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 1 OF PARCEL MAP 14885, THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 PER PARCEL MAP 14885 AND LOTS 37, 38, AND 39 INCLUSIVE IN BLOCK 124 OF CHOATE'S ADDITION,

ACCORDING TO MAP THEREOF NO. 167, FILED IN THE OFFICE OF THE COUNTY RECORDER NOVEMBER 20, 1886, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BROADWAY, NORTH 89°56'30" WEST A DISTANCE OF 300.10 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°03'30" EAST A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE NORTH 89°56'30" WEST A DISTANCE OF 296.86 FEET TO THE BEGINNING OF A NON-TANGENT 45-FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID CURVE BEARS SOUTH 29°24'18" EAST, THENCE ALONG SAID CURVE WESTERLY A DISTANCE OF 31.74 FEET THROUGH A CENTRAL ANGLE OF 40°25'02" TO A POINT ON THE CENTERLINE OF BROADWAY, THENCE WESTERLY ALONG SAID CENTERLINE NORTH 89°56'30" WEST A DISTANCE OF 32.61 FEET TO A POINT ALONG THE EXTENSION OF THE WESTERLY LINE OF SAID 32ND STREET DEDICATED PER SAID MAP NO. 167.

ALSO RESERVING THEREFROM AN EASEMENT AND RIGHT OF WAY FOR SDG&E TO ERECT, CONSTRUCT, CHANGE THE SIZE OF, IMPROVE, RECONSTRUCT, RELOCATE, REPAIR, REMOVE, MAINTAIN AND USE FACILITIES CONSISTING OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, COMMUNICATION FACILITIES AND ALL APPURTENANCES INCLUDING NECESSARY ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR PIPELINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM OVER SAID EASEMENT AND OVER OTHER PRACTICAL ROUTES. NO BUILDING OR OTHER STRUCTURE SHALL BE PERMITTED WITHIN THE EASEMENT OVER THAT PORTION OF THE VACATED AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 1 OF PARCEL MAP 11509, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 NORTH 89°56'30" WEST A DISTANCE OF 408.94 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°56'30" WEST A DISTANCE OF 30.04 FEET, THENCE NORTH 89°48'19" WEST A DISTANCE OF 30.00 FEET TO AN EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF 32ND STREET, THENCE ALONG SAID EXTENSION NORTH 00°05'22" EAST A DISTANCE OF 24.93 FEET TO THE CENTERLINE OF BROADWAY, THENCE EASTERLY ALONG SAID CENTERLINE SOUTH 89°56'30" EAST A DISTANCE OF 32.61 FEET TO THE BEGINNING OF A NON-TANGENT 45.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID CURVE BEARS SOUTH 11°00'43" WEST, THENCE ALONG SAID CURVE SOUTHEASTERLY, A DISTANCE OF 28.08 FEET THROUGH A CENTRAL ANGLE OF 35°45'17" TO AN EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF 32ND STREET, THENCE ALONG SAID EXTENSION SOUTH 00°05'22" WEST A DISTANCE OF 28.33 FEET TO THE TRUE POINT OF BEGINNING.

ALSO RESERVING THEREFROM A PERPETUAL EASEMENT UNTO COX COMMUNICATIONS CALIFORNIA, LLC., A DELAWARE LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS, AS IT MAY REQUIRE FROM TIME TO TIME, TO CONSTRUCT, PLACE, OPERATE, REPAIR, MAINTAIN, REPLACE, AND

REMOVE AERIAL AND/OR UNDERGROUND TELECOMMUNICATIONS EQUIPMENT CONSISTING OF ONE OR MORE LINES OF CABLES, WIRES, CONDUITS, PEDESTALS, GUYS, ANCHORS, AND ALL NECESSARY FIXTURES AND APPURTENANCES OVER THAT PORTION OF THE VACATED AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 1 OF PARCEL MAP 11509, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 NORTH 89°56'30" WEST A DISTANCE OF 408.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°56'30" WEST A DISTANCE OF 30.04 FEET, THENCE NORTH 89°48'19" WEST A DISTANCE OF 30.00 FEET TO AN EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF 32ND STREET, THENCE ALONG SAID EXTENSION NORTH 00°05'22" EAST A DISTANCE OF 24.93 FEET TO THE CENTERLINE OF BROADWAY, THENCE EASTERLY ALONG SAID CENTERLINE SOUTH 89°56'30" EAST A DISTANCE OF 32.61 FEET TO THE BEGINNING OF A NON-TANGENT 45.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID CURVE BEARS SOUTH 11°00'43" WEST, THENCE ALONG SAID CURVE SOUTHEASTERLY, A DISTANCE OF 28.08 FEET THROUGH A CENTRAL ANGLE OF 35°45'17" TO AN EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF 32ND STREET, THENCE ALONG SAID EXTENSION SOUTH 00°05'22" WEST A DISTANCE OF 28.33 FEET TO THE TRUE POINT OF BEGINNING.

ATTACHED HERETO IS A DRAWING NO. 41836-B LABELED AS EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART HEREOF.



JOHN S. COFFEY
LS 8733 EXPIRES 12/31/20

11/3/20
DATE



PTS NO. 637438
IO NO. 24008268
DWG NO. 41836-B

EXHIBIT 'A'
LEGAL DESCRIPTION
THE PROPERTY

LOTS 25 THROUGH 36, INCLUSIVE IN BLOCK 124 OF CHOATE'S ADDITION,
IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA, ACCORDING TO MAP THEREOF NO. 167, FILED IN THE OFFICE
OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 20, 1886.

TOGETHER WITH FRACTIONAL LOT 25, BLOCK 124, E.W. MORSE'S
SUBDIVISION, ACCORDING TO MAP THEREOF NO. 547, FILED IN THE OFFICE
OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 30,
1871.

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF BROADWAY AS
DEDICATED PER SAID MAP 167, LYING WESTERLY OF THE PROLONGATION
OF THE EAST LINE OF SAID LOT 36, AND LYING EASTERLY OF THE
FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF 32ND STREET
AND BROADWAY, AS DEPICTED ON PARCEL MAP NO. 14885, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 16,
1987 AS FILE NO. 87-398925, THENCE EASTERLY ALONG SAID BROADWAY
CENTERLINE SOUTH 89°56'30" EAST A DISTANCE OF 19.71 FEET TO THE
TRUE POINT OF BEGINNING, ALSO BEING THE BEGINNING OF A 45.00-
FOOT-RADIUS CURVE CONCAVE NORTHWESTERLY, THE RADIAL OF
WHICH BEARS NORTH 10°53'43" WEST, THENCE EASTERLY,
NORTHEASTERLY, AND NORTHERLY ALONG SAID CURVE A DISTANCE OF
57.90 FEET THROUGH A CENTRAL ANGLE OF 73°42'59" TO THE NORTH LINE
OF BROADWAY, ALSO BEING A POINT ON THE SOUTH LINE OF SAID LOT 26.

CONTAINING A TOTAL AREA OF 53,613 SQUARE FEET OR 1.23 ACRES MORE
OR LESS.



JOHN S. COFFEY
LS 8733 EXPIRES 12/31/20

9.30.20
DATE

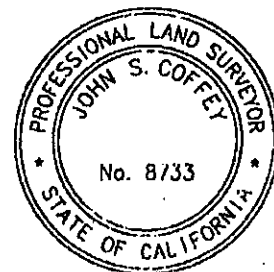







EXHIBIT 'B'

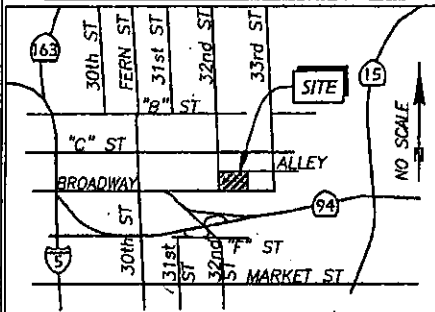
BASIS OF BEARINGS:

THE NORTHERLY RIGHT-OF-WAY LINE OF BROADWAY PER PARCEL MAP NO. 14855, I.E. N 89°56'30" W.

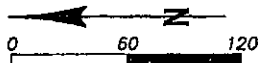
LEGEND

-  INDICATES PORTION OF BROADWAY VACATED HEREON, 20,348 SQ FT. (0.47 AC) MORE OR LESS
-  PROPERTY LINE
-  RIGHT-OF-WAY LINE
-  CENTERLINE
-  LOT LINE
- () RECORD OR CALCULATED DATA PER PM 14885
- [] RECORD DATA PER CAL TRANS ROW MAP LO 37509
- { } RECORD DATA PER PM 11509

LINE/CURVE DATA TABLE	
ID	BEARING/DISTANCE/RADIUS/DELTA
L1	S 00°07'39" W, L=36.15'
L2	S 63°14'40" W, L=33.20'
L3	N 00°02'25" E, L=15.00'
L4	N 89°48'19" W, L=30.00'
L5	N 00°05'22" E, L=24.93'
C1	Δ=95°37'25", L=75.10, R=45.00'
L6	S 00°03'30" W, L=65.00'
L7	S 89°56'30" E, L=32.61'
(R1)	RADIAL= S 11°00'43" W
(R2)	RADIAL= S 84°36'42" E



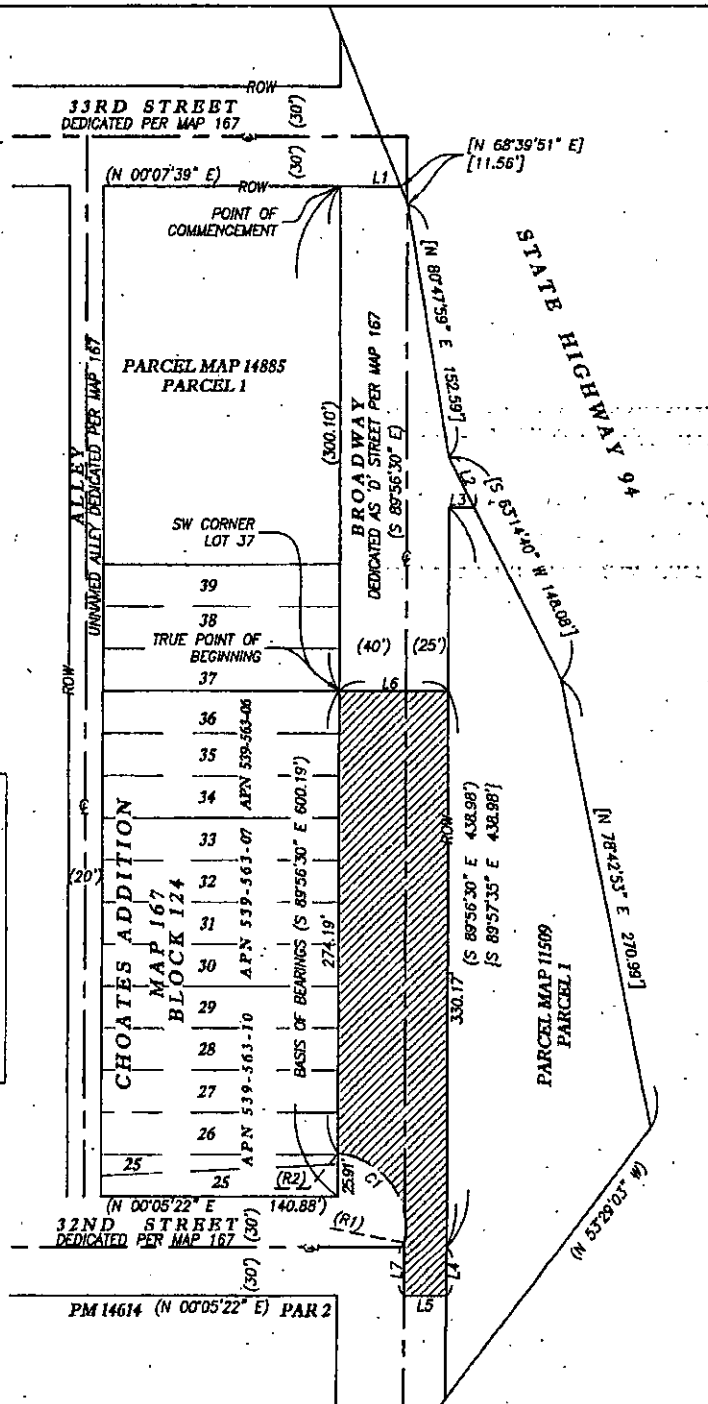
VICINITY MAP




SCALE: 1"=60'



REFERENCE DRAWINGS:
 PARCEL MAP 14885
 MAP 167
 ROW MAP LO 37509



John S. Coffey 11-11-20
 JOHN S. COFFEY LS 8733
 COFFEY ENGINEERING, INC.

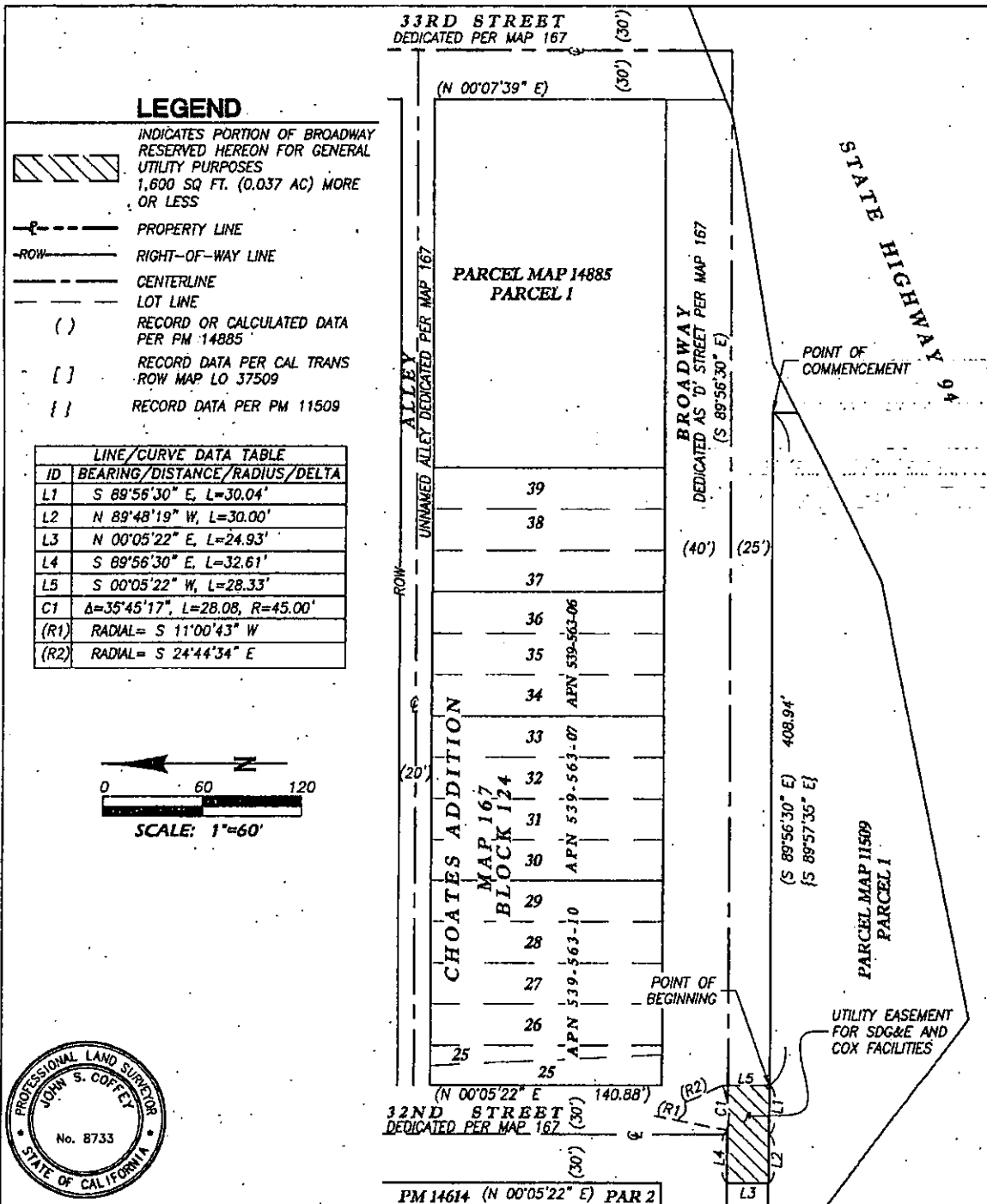
RESOLUTION NO. _____
 ADOPTED _____
 DOCUMENT NO. _____
 RECORDED _____

STREET VACATION OF A PORTION OF BROADWAY STREET BETWEEN 32ND STREET AND 33RD STREET

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S.#
ORIGINAL	CE				SHEET 1 OF 3 SHEETS	637438
		<i>CE</i>	<i>11/11/20</i>		<i>John S. Coffey</i>	<i>1860-6269</i>
					FOR CITY LAND SURVEYOR	DATE
					ENGINEER	220-1709
						LAMBERT COORDINATES
						41836-1-B

STATUS

EXHIBIT 'B'



[Signature] 11-11-20
 JOHN S. COFFEY LS 8733
CE COFFEY ENGINEERING, INC.

RESOLUTION NO. _____
 ADOPTED _____
 DOCUMENT NO. _____
 RECORDED _____

UTILITY EASEMENT RESERVATION BETWEEN 32ND STREET AND 33RD STREET

DESCRIPTION	BY	APPROVED	DATE	FILED	CITY OF SAN DIEGO, CALIFORNIA	P.T.S.#
ORIGINAL	CE				SHEET 3 OF 3 SHEETS	637438
		CE	11/11/20		<i>[Signature]</i> FOR CITY LAND SURVEYOR	1860-6269 DATE
						11/19/2020 DATE
						1860-6269 CCS 83
						220-1709
						LAMBERT COORDINATES
						41836-3-B

STATUS _____

Passed by the Council of The City of San Diego on MAY 25 2021, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<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"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 25 2021

(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: TODD GLORIA
Mayor of The City of San Diego, California.

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

By *Hinda Krain*, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 313558