

RESOLUTION NUMBER R- 315998

DATE OF FINAL PASSAGE JAN 27 2025

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO DENYING THE APPEAL AND AFFIRMING THE  
PLANNING COMMISSION DECISION TO APPROVE  
TENTATIVE MAP NO. PMT-3189489 FOR ADELANTE  
TOWNHOMES PROJECT NO. PRJ-1073585.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. Pelican Venture LP, a California Limited Partnership, Subdivider, and Maximilian Lebl, Surveyor, filed an application with the City of San Diego for a tentative map (Tentative Map No. PMT-3189489) for the demolition of an existing office building, subdivision of one lot into 13 residential condominium units and one commercial unit for the construction of a new two-story mixed-use building with 13 multi-dwelling units, 1,060 square-foot commercial space, and basement-level covered parking (Project), located at 5575 La Jolla Boulevard, and legally described as Parcel 1 of Parcel Map No. 17993, in the City of San Diego, County of San Diego, State of California, according to Map Thereof Filed in the Office of the County Recorder of San Diego County, March 4, 1998. Parcel 2: An Easement for Vehicular and Pedestrian Ingress and Egress to and from the Dominant Tenement for the Nonexclusive Use of Grantee and the Agents, Employees, Guests and Invitees of Grantee, and for the Repair and Maintenance of the Easement Area Over a Portion of Parcel 2 Of Parcel Map No. 17993, in the City of San Diego, County of San Diego, State of California, filed In the Office of the County Recorder of San Diego County, March 4, 1998, described as Follows: Beginning at the most Westerly Corner of Said Parcel 2; Thence North 53° 42' 43" East along the Northwesterly Line of Said Parcel 2 A Distance of 84.69 Feet; Thence South 36° 21' 31" East 26.00 Feet; Thence South 53° 42' 43"

West 84.61 Feet to the Southwesterly Line of Said Parcel 2; Said Point also being the Beginning of a Non Tangent 3,138.80 Foot Radius Curve to the Right, Concave Northeasterly, a Radial to Said Beginning of Curve Bears South 53° 14' 14" West; Thence Northwesterly along Said Curve Through a Central Angle Of 00° 28' 29", a Distance of 26.00 Feet to the Point of Beginning, Per Grant of Easement Recorded April 15, 1998, as Instrument No. 1998-0210460, filed in the Office of the County Recorder of San Diego County, in the La Jolla Planned District-4 Zone (LJPD-4), Complete Communities Mobility Choices: Mobility Zone 2, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Paleontological Sensitivity Area (High), Parking Impact Overlay Zone (Beach Impact), Transit Area Overlay, and the Transit Priority Area within the La Jolla Community Plan area.

B. The Map proposes the Subdivision of a 0.3-site into 13 residential condominium units and one commercial condominium unit.

C. On May 31, 2024, the City of San Diego, through the Development Services Department, established that the Project is exempt from the California Environmental Quality Act (CEQA) (California Public Resources Code section 21000, *et. seq.*) under CEQA Guideline section 15332 (In-Fill Development Projects) and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project. There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (Municipal Code) section 112.0520.

D. The Project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act sections 66490 and 66491(b)-(f) and Municipal Code section 144.0220.

E. The subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. There are 14 total condominium dwelling units: 13 residential units and one commercial condominium unit.

F. On September 19, 2024, the Planning Commission of the City of San Diego Considered the Tentative Map - PMT-3189489 pursuant to the Land Development Code of the City of San Diego.

F. On October 2, 2024, Julie M. Hamilton – Attorney for La Jolla Village Residents Association appealed the Planning Commission decision to the Council of the City of San Diego.

G. On January 27, 2025, the Council held a public hearing to consider Tentative Map No. PMT-3189489. Pursuant to Municipal Code section 125.0440 and Subdivision Map Act section 66428, the Council received for its consideration written and oral presentations, evidence, and testimony from all interested parties at the public hearing. The Council has fully considered and has been fully advised on the matter.

H. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

I. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Council adopts the following findings with respect to Tentative Map No.

PMT-3189489:

**TENTATIVE MAP SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440**

- 1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The Project site is located at 5575 La Jolla Boulevard in the LJP4 zone of the La Jolla Community Plan Area (Community Plan), the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), and Transit Priority Area. The Project includes the demolition of an existing 3,000 square foot office building for the construction of a new two-story building with 13 for-sale dwelling units, including one for sale affordable unit, approximately 1,100 square feet of retail on the first floor, and 15 parking spaces below grade (15 automobiles, 2 motorcycles, and 6 bicycles).

The Community Plan designates the site as Commercial / Mixed Use, and more specifically as Neighborhood Commercial, and permits uses such as convenience stores, florists, restaurants, specialty stores, and professional offices (La Jolla Community Plan and Local Coastal Program Land Use Plan, August 2014, pg. 86). As part of its Balanced Communities discussion, the Community Plan calls for higher density housing along transit corridors and encouraging the use of the City's Affordable Housing Density Bonus Program (La Jolla Community Plan and Local Coastal Program Land Use Plan, August 2014, pg. 71, Item 5[d]).

Pursuant to Municipal Code section 159.0302(a)(3), residential development is limited to a base density of 29 dwelling units per net acre, which would allow 9 residential units onsite. The project proposes one Very Low-Income (VLI) unit, and the 11.1 percent dedication would result in a 35 percent density bonus and the allocation of two incentives pursuant to Municipal Code section 143.0740 Table 143-07A. The base density of nine units multiplied by the 35 percent density bonus would equal 3.15 units. Per Municipal Code section 143.0720(n), density calculations resulting in fractional units shall be rounded up to the next whole number, resulting in four bonus density units. The Project proposes 13 dwelling units including one VLI affordable unit. The applicant identified one incentive and reserved the other that was earned. The following one incentive and nine waivers are necessary for development of the Project:

**Incentive:** The incentive requested would modify the ground floor and street frontage requirements pursuant to Municipal Code section 159.0306 due to the identifiable and actual cost savings associated with providing residential units on the ground floor rather than building out that space for commercial use in satisfaction of the street frontage requirements. The applicant further reserves the right to allocate its second incentive if needed in the future.

Waivers: The project would use nine affordable density bonus waivers:

1. Floor Area Ratio (FAR) – Municipal Code section 159.0307(c)(1) imposes a maximum of 1.0 FAR, or 12,890 square feet. The Project as designed would utilize 1.27 FAR, or 16,366 square feet. Imposition of the FAR requirement from Municipal Code section 159.0307(c)(1) would physically preclude construction of the Project, which is a qualifying density bonus project.
2. Street Façade Envelope –Municipal Code section 159.0307(e) states that a street facade envelope shall be created along any property line adjacent to any public street. The envelope shall be measured 20 feet vertically and at the top thereof, shall slope back at a 45-degree angle toward the interior of the lot. The Project proposes eliminating this requirement.
3. Private Exterior Open Space – Municipal Code section 159.0309(d) requires at least 150 square feet per unit in private open space areas such as balconies, patios and courtyards. The Project provides private open space for 10 of the 13 total units.
4. Loading Area Regulations – Municipal Code section 159.0409 requires an on-site loading area of at least 600 square feet. The Project proposes to eliminate this requirement.
5. Minimum Dimensions for Automobile Parking Aisles – Municipal Code section 142.0560(c) states that the minimum dimensions for automobile parking aisles at permitted angles for one-way and two-way circulation are shown in Table 142-05L which requires 20-feet of aisle width for two-way circulation. The Project proposes a 19-foot-wide entry access aisle into the parking garage.
6. Common Open Space in RM Zones – Municipal Code section 131.0456 requires common open space of at least 300 square feet, or 25 square feet per dwelling unit, whichever is greater. The Project proposes 13 dwelling units would equate to 325 square-feet, but a waiver is requested to eliminate this requirement.
7. Street Corner Lot Setback – Municipal Code section 159.0307(b)(6)(a) states that a building on a street corner lot shall be set back behind an imaginary line that connects a point on each of the street front property lines which is distant from the corner by a length equal to 20 percent of the parcel frontage along that street, or 20 feet, whichever is less. The Project proposes eliminating this requirement.
8. Vehicular Circulation Within Parking Facilities – Municipal Code section 142.0560(d)(3) states that aisles that do not provide through circulation shall provide a turnaround area at the end of the aisle that is clearly marked to prohibit parking and that has a minimum area equivalent to a parking space. Compliance with the vehicular circulation requirement would physically preclude construction of the Project, which is a qualifying density bonus project.

9. Nonresidential Uses – Municipal Code section 142.0530(g) states that motorcycle parking should be provided at a ratio of 2 percent of the number of automobile parking spaces provided or two spaces, whichever is greater. Compliance with the motorcycle parking requirement would physically preclude construction of the Project, which is a qualifying density bonus project.

None of the requested incentives or waivers would pose a specific adverse impact to health or human safety, nor would they affect a designated historical resource. They do not violate state or federal law. Accounting for the above incentive and waivers, the project complies with the Community Plan’s Residential Land Use goal to “introduce opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels” (La Jolla Community Plan and Local Coastal Program Land Use Plan, August 2014, pg. 67). In addition, the proposed development meets the general Community Plan goal of maintaining “La Jolla as a primarily residential and recreational oriented community” by providing residential development (La Jolla Community Plan and Local Coastal Program Land Use Plan, August 2014, pg. 5).

Therefore, the proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

Finding No. A. 1. a is herein incorporated by reference. The lot meets the minimum lot size and dimension regulations of the LJP4 zone. Per Municipal Code section 159.0302(a)(3), residential development is limited to a base density of 29 dwelling units per net acre, which would allow 9 residential units onsite. The Project proposes one VLI unit, and the 11.1 percent dedication would result in a 35 percent density bonus and the allocation of two incentives pursuant to Municipal Code section 143.0740 Table 143-07A. The base density of nine units multiplied by the 35 percent density bonus equals 3.15 units. Per Municipal Code section 143.0720(n), density calculations resulting in fractional units shall be rounded up to the next whole number, resulting in four bonus density units. Therefore, the Project proposes 13 dwelling units including one VLI. The Project will not exceed the 30-foot height limit of the Coastal Height Limit Overlay Zone.

Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

**3. The site is physically suitable for the type and density of development.**

The Project site is located at 5575 La Jolla Boulevard in the LJP4 zone of the La Jolla Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact),

and Transit Priority Area. The Project includes the demolition of an existing 3,000-square-foot office building and the construction of a new two-story building with 13 for-sale dwelling units, including one for-sale affordable unit, approximately 1,100 square feet of retail on the first floor, 15 parking spaces below grade and approximately 1,828 square feet of roof decks.

The lot meets the minimum lot size and dimension regulations of the LJPD-4 zone. Additionally, the existing public utility infrastructure is sufficient to service this proposed development per the requirements laid out in the sewer design guide and water facilities design guide. This was determined via the preparation of a water capacity analysis and sewer flow generation analysis and confirmed by the City's water and sewer, water modeling, and fire safety departments. The proposed subdivision complies with all applicable tentative map requirements outlined in Municipal Code sections 144.0211 through 144.0240. Therefore, the proposed subdivision is physically suitable for the type and density of development in the area.

4. **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The Project site is located at 5575 La Jolla Boulevard in the LJPD-4 zone of the La Jolla Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), and Transit Priority Area. The Project includes the demolition of an existing 3,000 square foot office building and the construction of a new two-story building with 13 for-sale dwelling units, including one for sale affordable unit, approximately 1,100 square feet of retail on the first floor, 15 parking spaces below grade and approximately 1,828 square feet of roof decks.

The Project site is within a developed, urban environment and does not contain sensitive biological resources. The subject property is approximately 0.12-miles (650-feet) from the Pacific Ocean, 85 to 90-feet above mean sea level and is located above the 100-year floodplain. The site is not within or adjacent to the Multi-Habitat Planning Area (MHPA) and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in Municipal Code section 113.0103. The Project has been designed to meet all water quality treatment and stormwater detention requirements of a priority development project.

The project is exempt from CEQA pursuant to CEQA section 15332. The Project site has no value as a habitat for endangered, rare or threatened species and approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality. Therefore, the proposed coastal development is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. **The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

Finding No. A. 1. a is herein incorporated by reference.

The lot meets the minimum lot size and dimension regulations of the LJPD-4 zone. The proposed subdivision complies with all applicable requirements of Municipal Code sections 144.0211 through 144.0240. The tentative map was reviewed and determined to be in compliance with the Municipal Code and Subdivision Map Act. The tentative map includes conditions and corresponding exhibits of approval that include providing public improvements required to access the site and all improvements including sidewalk widths, parkway design and pedestrian circulation requirements have been met with the proposed design. Furthermore, through a water capacity and hydraulic analysis completed with the discretionary phase of this Project, it was determined, and agreed upon with the City's water modeling, water and sewer, and fire safety divisions that the existing water infrastructure is sufficient to provide all required domestic and fire flow demands and that the existing hydrants surrounding the site provide sufficient coverage without the need to install more or change any existing configuration. Therefore, the design of the subdivision or the type of improvement will not be detrimental to public health, safety, and welfare.

- 6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project site is located at 5575 La Jolla Boulevard in the LJPD-4 zone of the La Jolla Community Plan Area, the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), and Transit Priority Area. The Project includes the demolition of an existing 3,000 square foot office building and the construction of a new two-story building with 13 for-sale dwelling units, including one for sale affordable unit, approximately 1,100 square feet of retail on the first floor, 15 parking spaces below grade and approximately 1,828 square feet of roof decks.

The Project site is located in a developed urban neighborhood. There is an existing easement adjacent to the project site to the south which runs east and west used for vehicular and pedestrian ingress and egress. The site will continue to utilize the easement to grant access to the Project site's basement level parking garage from the existing public street, where curb, gutter, driveway, and sidewalk improvements are proposed. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- 7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The Project includes the demolition of an existing 3,000-square-foot office building and the construction of a new two-story building with 13 for-sale dwelling units, including one for-sale affordable unit, and one commercial unit. The proposed subdivision has been designed to preserve access to light, air, and open space. The



dwelling units have been oriented in an H-shape to provide as much opportunity for operable windows as possible. Avoiding large interior spaces without operable windows makes it easier to cool down the building during warm afternoons simply through cross ventilation.

The windows will utilize low-E glazing to lower the solar heat gain through the windows while utilizing awnings to help shade large windows and adding architectural interest. The majority of the units have private decks, which allow residents to enjoy ocean breezes on warmer days as an alternative to cool down. The parking for the property is provided below grade, which avoids the need for a large surface parking lot that would gain heat throughout the day. Reducing large areas of hardscape provides opportunities for more planting and helps reduce the heat island effect. The building itself will have a red tile roof that complies with cool roof requirements and use white stucco walls, which naturally gain less heat because of their color. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The proposed subdivision will provide one new commercial unit and 13 new residential units, with one unit designated as affordable with a sale price accessible to an individual who earns no more than 30 percent of 50 percent of area median income for a term of no fewer than 55 years. The City's Affordable Housing Regulations allows for the construction of an additional four units above the site's base density. As a density bonus affordable housing project, the project complies with the applicable development standards of the LJPD- 4 zone, and it satisfies the Community Plan's Residential Land Use goal to "introduce opportunities for the production of more affordable housing within La Jolla to meet the housing needs of all income levels" (La Jolla Community Plan and Local Coastal Program Land Use Plan, August 2014, pg. 67). In addition, the proposed development meets the general Community Plan goal of maintaining "La Jolla as a primarily residential and recreational oriented community" by providing residential development (La Jolla Community Plan and Local Coastal Program Land Use Plan, August 2014, pg. 5). The subdivision of the site into thirteen residential condominiums and approximately 1,060 square-feet of retail space will increase property tax revenue, which provides a public benefit.

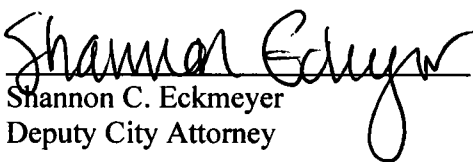
Thus, the effects of the proposed subdivision on the housing needs of the region and those needs have been balanced against the needs for public services and the available fiscal and environmental resources.

2. The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

3. Based on the findings adopted by the Council, Tentative Map No. PMT-3189489, is granted to Pelican Venture LP, Subdivider, subject to the attached conditions which are made a part of this Resolution by this reference.

4. The appeal of Julie M. Hamilton – Attorney for La Jolla Village Residents Association is denied; the decision of the Planning Commission is sustained; and Tentative Map - PMT-3189489 is granted to Pelican Venture LP, a California Limited Partnership, a California Limited Partnership, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this Resolution.

APPROVED: HEATHER FERBERT, City Attorney

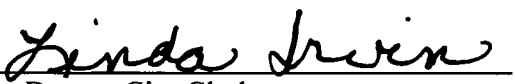
By   
Shannon C. Eckmeyer  
Deputy City Attorney

SCE:cm:jn2  
December 9, 2024  
Or.Dept: DSD  
Doc. No. 3898244

ATTACHMENT: Tentative Map Conditions

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on  
JAN 27 2025.

DIANA J.S. FUENTES  
City Clerk

By   
Deputy City Clerk  
For Gilbert Sanchez

CITY COUNCIL  
CONDITIONS FOR TENTATIVE MAP NO. PMT-3189489  
**ADELANTE TOWNHOMES - PROJECT NO. PRJ-1073585**

**315998**  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON JAN 27 2025

**GENERAL**

1. This Tentative Map will expire January 27, 2028.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The Tentative Map shall conform to the provisions of Coastal Development Permit No. PMT-3189488.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**AFFORDABLE HOUSING**

6. Prior to the recordation of the Final Map, the Subdivider shall enter into an affordable housing agreement with the San Diego Housing Commission to provide one affordable housing unit in compliance with the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 143.0301 et seq.).

**ENGINEERING**

7. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written

confirmation from applicable utilities that the conversion has taken place, or provide other means to ensure the undergrounding, satisfactory to the City Engineer.

8. The subdivider shall comply with City of San Diego Street Design Manual-Street Light Standards and Council Policy 200-18.
9. Prior to issuance of any building permit, the Subdivider shall assure that existing power poles on Forward Street and the alley adjacent to the site will be removed/undergrounded to the satisfaction of the City Engineer.
10. Whereas the map proposes the subdivision of a 0.3-acre site into one (1) lot for a 13-unit residential condominium and one commercial condominium.
11. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

#### **MAPPING**

13. Prior to the expiration of the tentative map, a Final Map to subdivide the property into (13) thirteen residential condominium units and (1) one commercial unit shall be recorded in the County Recorder's office.
14. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition. If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.
15. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
16. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

17. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.
18. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
19. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

#### **GEOLOGY**

20. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

#### **INFORMATION:**

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Offsite improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering. Based on the current design, it was determined that the project has sufficient existing utility infrastructure without any additional offsite improvements required. Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24009411

Passed by the Council of The City of San Diego on JAN 27 2025, 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"/>
Henry L. Foster III	<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"/>
Kent Lee	<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 JAN 27 2025.

**(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)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By Linda Irwin, Deputy  
For Gilbert Sanchez

Office of the City Clerk, San Diego, California  
Resolution Number R- **315998**