

ITEM #S701
12/5/08

For back-up material, please see Item #S700

RESOLUTION NUMBER R- _____

DATE OF FINAL PASSAGE _____

WHEREAS, California Streets and Highways Code section 8330 et seq. provides a procedure for the summary vacation of public street easements by City Council resolution where the easements are no longer required; and

WHEREAS, the affected property owner has requested the vacation of a portion of La Jolla Scenic Drive North (Project No. 149437, Approval No. 527860), to unencumber this property as approved by Site Development permit No. 527861; and

WHEREAS, the existing public utility facilities located within the easement to be vacated/abandoned have been _____ as shown on Engineering Drawing No. _____; and

WHEREAS, as a part of this action the property owner is relinquishing abutter's rights on the south side of La Jolla Village Drive, between Torrey Pines Road to La Jolla Scenic Way, and on a portion of the west side of La Jolla Scenic Way, between La Jolla Scenic Drive North and La Jolla Village Drive, as shown on Drawing No. No. 00116-C, marked as Exhibit "B;" 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 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; and

WHEREAS, the matter was set for public hearing on _____, 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, that the Council of the City of San Diego finds that:

- (a) there is no present or prospective 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; and
- (b) the public will benefit from the action through improved utilization of land made available by the vacation; and
- (c) the vacation does not adversely affect any applicable land use plan or; and
- (d) the public facility for which the right-of-way was originally acquired will not be detrimentally affected by this vacation; as follows:

BE IT FURTHER RESOLVED, that the Council of the City of San Diego finds that:

1. That the public right-of-way easement located within La Jolla community Plan area in connection with Site Development Permit No. 527861, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 00116-C, marked as Exhibit "B," and on file in the office of the City Clerk as Document No. RR-_____, which is by this reference incorporated herein and made a part hereof, is ordered vacated.

2. That said public right-of-way vacation is conditioned on the following, satisfactory to the City Engineer. In the event these conditions are not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

a. Prior to the recordation of the public right-of-way vacation, the Applicant shall cut, plug and abandon the existing public 12-inch water facilities within the La Jolla Scenic Drive North right-of-way to be vacated, in a manner satisfactory to the Water Department Director and the City Engineer.

b. Prior to the recordation of the public right-of-way vacation, the Applicant shall assure, by permit and bond, the design and construction of new public 16-inch water facilities and the cut, plug and abandonment of the existing public 8-inch water facilities within the La Jolla Scenic Drive North right-of-way and appropriate water easement, from La Jolla Scenic Way to Torrey Pines Road, in a manner satisfactory to the Water Department Director and the City Engineer.

c. Prior to the recordation of the public right-of-way vacation, the Applicant shall assure, by permit and bond, the installation/replacement of fire hydrants at locations and in a manner satisfactory to the Fire Marshal, the Water Department Director and the City Engineer.

d. Prior to the recordation of the public right-of-way vacation, Applicant shall assure, by permit and bond, the reconnection all existing water services still in use to the new 16-inch facilities adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

e. The Applicant shall retain an acceptable water easement over the 16-inch water facilities within the vacated La Jolla Scenic Drive North right-of-way, from Cliffridge Avenue to Torrey Pines Road, for exclusive use of public water mains with no appurtenances, in a manner satisfactory to the Water Department Director and the City Engineer. The minimum easement width shall be 15-feet-wide.

f. The Applicant agrees to design and construct all required public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto.

g. Prior to the recordation of the public right-of-way vacation, Applicant shall assure, by permit and bond, the design and construction of the realignment of the existing 8" public sewer main at the intersection of La Jolla Scenic Drive North and Cliffridge Avenue, satisfactory to the Director of Public Utilities.

h. Prior to the recordation of the public right-of-way vacation the Applicant agrees to relocate all San Diego Gas and Electric Facilities into a general utilities easement to be reserved from the portion of La Jolla Scenic Drive North to be vacated.

i. Prior to the recordation of the public right-of-way vacation the Applicant agrees to relocate all Time-Warner Facilities into a general utilities easement to be reserved from the portion of La Jolla Scenic Drive North to be vacated.

j. A public access easement to the satisfaction of the City Engineer linking La Jolla Scenic Drive North and Torrey Pines Road shall be retained in perpetuity for public pedestrian and bicycle access. The area shall not be gated or otherwise obstructed to prevent free movement and public access. In addition, the project shall incorporate signage which identifies this area as public access to the satisfaction of the Development Services Director.

3. That the Development Services Department shall cause a certified copy of this resolution, with attached exhibits, to be recorded in the office of the County Recorder.

4. The City Engineer shall advise the City Clerk of the completion of the conditions listed in number 2 above. After completion of the conditions, the City Clerk shall cause a certified copy of this resolution, with attached legal description marked as Exhibit "A" and as

shown on Drawing No. 00116-C, marked as Exhibit "B," attested by the City Engineer under seal to be recorded in the Office of the County Recorder.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Marianne Greene
Marianne Greene
Deputy City Attorney

MG:als
11/17/08
Or.Dept:DSD
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