

RESOLUTION NUMBER R- 313695

DATE OF FINAL PASSAGE SEP 13 2021

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING TENTATIVE MAP NO. 2527269,  
WESTBOURNE SMALL LOT SUBDIVISION – PROJECT  
NO. 663879 [MMRP].

WHEREAS, KLS WESTBOURNE LLC, Subdivider, submitted an application to the City of San Diego for a Tentative Map No. 2527269 to demolish an existing single dwelling unit and detached garage, vacate an existing sewer easement, subdivide two lots on an existing 0.30-acre site into four lots, construct four two-story single dwelling units over full basements with four attached garages, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 460 Westbourne Street and Assessor Parcel Number 351- 232-1700 in the RM-1-1 Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The property is legally described as Parcel 1: The land hereinafter referred to is situated in the City of San Diego, County of San Diego, State of California, and is described as follows: Parcel A: All that portion of Lots 22 and 24 in Block 6 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the Office of the County Recorder of San Diego County March 31, 1903, lying Easterly of a line that is parallel to and distant 55 Easterly at right angles from the Westerly line of said Lot 22; also that portion of the Northerly 10 feet of Westbourne Street adjoining said lot on the South as closed to public use. Parcel 2: The land hereinafter referred to is situated in the City of La Jolla, County of San Diego, State of California, and is described as follows: Parcel B: All that portion of Lots 22 and 24 in

Block 6 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the Office of the County Recorder of San Diego County March 31, 1903, lying Westerly of a line that is parallel to and distant 55 feet Easterly at right angles from Westerly line of said Lot 22; also that portion of the Northerly 10 feet of Westbourne Street adjoining said lot on the South as closed to public use; and

WHEREAS, the Map proposes the subdivision of two lots on an existing 0.30-acre site into four lots single-family residential lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code (Municipal Code or SDMC) section 144.0220; and

WHEREAS, on June 24, 2021, the Planning Commission of the City of San Diego considered Tentative Map No. 2527269 and pursuant to Resolution No. 5145-PC, the Planning Commission voted to recommend City Council of the City of San Diego (City Council) approval of the Map; and

WHEREAS, under San Diego 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, on September 13, 2021, the City Council considered Tentative Map No. 2527269, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to Municipal Code sections 125.0440, 125.1040, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been

submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same;

NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings pursuant to Municipal Code section 125.0440 with respect to Tentative Map No. 2527269:

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

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) designates the site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The project is consistent with the land use designation of single-family residential development (maximum of 15 dwelling units/acre) in the Community Plan. The project site is not located within the First Public Roadway, and there are no physical access routes from the project site. The 0.30-acre site could accommodate five dwelling units pursuant to Municipal Code Table 143-03C. The project will have four dwelling units when five are allowed, therefore it is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan. The proposed project is located at the corner of Westbourne Street and La Jolla Boulevard within the Westbourne View Corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). The proposed project must not have architectural projections and encroachments in the required yards within view corridors that are designated by the Community Plan in the Coastal Overlay Zone. In addition, the project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee must not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with Municipal Code section 131.0461(a). The proposed residential subdivision and construction of four dwelling units is consistent with Community Plan land use designation and promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. In addition, with the permit conditions, there will be no adverse impacts to any public view or coastal access as identified in the Community Plan. Therefore, the proposed subdivision and its design or improvement 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.**

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The Community Plan designates the project site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The project is consistent with the land use designation of single-family residential development (maximum of 15 dwelling units/acre) in the Community Plan. The project site is not located within the First Public Roadway, and there are no physical access routes from the project site.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations and policy documents, and the project is consistent with the recommended land use designation and development standards in effect for the site. The proposed four dwelling units are measured 30 feet in height from proposed grade and will not exceed the Coastal Height Limitation Overlay Zone 30-foot height limit. The development proposes a rear yard setback of 15 feet along the north property line and will not go below the 5-foot limit pursuant to San Diego Municipal Code section 131.0443(d)(2)(4). The front yard setback is between 15 to 20 feet along the south property line and complies with Municipal Code section 131.0443(d)(1)(A). The proposed development also observes a side yard setback of 5 feet along the west property line, and a street side setback of 11 feet along the east property line which is consistent with Municipal Code sections 131.0443(d)(2)(A) and 131.0443(d)(3). The proposed project is located at the corner of Westbourne Street and La Jolla Boulevard within the Westbourne View Corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). The proposed project must not have architectural projections and encroachments in the required yards within view corridors that are designated by the Community Plan in the Coastal Overlay Zone. In addition, the project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee must not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with Municipal Code section 131.0461(a).

The four proposed lots will range in size from 3,233 square feet to 3,486 square feet. The RM-1-1 Zone permits a maximum density of one dwelling unit per 3,000 square feet of lot area pursuant to Municipal Code section 131.0406(b)(1), therefore the maximum density of one dwelling unit per lot complies with the development standards of the underlying zone. According to Municipal Code Table 131-04G, the Max FAR in the RM-1-1 Zone is 0.75. The proposed 2,613 square-foot single dwelling unit at located at the 3,486 square-foot southwest lot will have a FAR of 0.75. The proposed 2,422 square-foot single dwelling unit located at the 3,230 square-foot northwest lot will have a FAR of 0.75. The proposed 2,458 square-foot single dwelling unit located at the 3,278 square-foot southeast lot will have a FAR of 0.75. The proposed 2,424

square-foot single dwelling located at the 3,233 square-foot northeast lot will have a FAR of 0.75. Pursuant to Municipal Code Table 131-04G, there is no Max Lot Coverage in the RM-1-1 Zone. The project qualifies for a waiver from the requirement to underground existing offsite overhead utilities pursuant to Municipal Code section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility.

The project complies with the development standards required by the underlying RM-1-1 Zone and small lot subdivision regulations including height, density, building setbacks, floor area ratio, lot coverage, and parking. Therefore, the project will comply with the applicable zoning and development regulations of the Land Development Code.

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

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The lot is currently improved with a single dwelling unit, detached garage, and associated appurtenances, including fencing and hardscape. The topography of the two rectangular shaped lots slope gently to the west. Site grading will include excavation for the basements, fill placement, and removal and recompaction of surface soils in non-basement areas. The project proposes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The Community Plan designates the site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The 0.30-acre site could accommodate five dwelling units pursuant to Municipal Code Table 143-03C. The project will have four dwelling units; therefore it is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan. Therefore, the site is physically suitable for the type and density of development.

**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 subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The project site is within an urbanized community. The project site is not located near the Multiple Habitat Planning Area and does not contain Environmentally Sensitive Lands as defined by the Municipal Code, therefore it does not adversely impact any environmentally

sensitive lands or wildlife habitat. Therefore, 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.

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

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The project will not be detrimental to the public health, safety, and welfare. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety, and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts the health, safety, and welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine if the construction of the project will comply with all regulations. The project qualifies for a waiver from the requirement to underground existing offsite overhead utilities pursuant to Municipal Code section 144.0242(c)(1)(B) in that the conversion involves a short span of overhead facility (less than one full block in length) and would not represent a logical extension to an underground facility. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the 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 subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The project proposes to vacate an existing sewer easement that is not currently being utilized by the City. After recordation of the Parcel Map, the project site will not contain any easements acquired by the public at large for access or use of property within the subdivision.

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 proposed subdivision of two lots on a 0.30-acre site into four lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the independent design of the proposed subdivision, each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide 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 subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet. The project site was previously developed with a dwelling unit and detached garage. Therefore, the project will not adversely impact public resources.

In addition, the project establishes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The project promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. Therefore, 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 above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that portions of the existing sewer easement, located within the project boundaries as shown in Tentative Map No. 2531441, shall be vacated, contingent upon the recordation of the approved Parcel Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

**9. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated. (SDMC § 125.1040(a))**

The sewer easement proposed to be vacated is located at the northernmost 110-foot portion of the property located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700, and legally described as being a portion of Block 6, First Addition to South La Jolla, according to Map thereof No. 891, and more particularly described as a 3-foot sewer easement granted to the City of Diego per document recorded June 18, 1924 in Book 1006, page 484 of Deeds. The purpose of the sewer easement is for construction and maintenance of a sewer line along the property. The proposed redevelopment of the project site (PTS 688729) requires the vacation of the sewer easement. The sewer easement is no longer required and will be removed as part of the development. There are no public facilities that will be impacted by this sewer easement vacation. The public will benefit from the easement vacation since it will eliminate an unnecessary encumbrance from the property. The elimination of the sewer easement would allow for the return of private use and future development on the project site. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

**10. The public will benefit from the action through improved utilization of the land made available by the vacation. (SDMC § 125.1040(b))**

The project proposes to vacate an existing 110 square-foot sewer easement, granted to the City of San Diego, located within the property at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in the La Jolla Community Plan area, and legally described as being a portion of Block 6, First Addition to South La Jolla, according to Map thereof No. 891, and more particularly described as a 3 foot sewer easement granted to the City of Diego per document recorded June 18, 1924 in Book 1006, page 484 of Deeds. The existing sewer easement was granted to the City of San Diego for the construction and maintenance of a sewer line along the property. The existing sewer easement is no longer needed and will be removed as part of the development. Per the City of San Diego's Design Guidelines (ref. SDG Sec. 5.3), if it is determined that there are no current or contemplated uses for an existing public water or sewer easement, then that easement shall be abandoned per Municipal Code section 125.1001. The existing sewer easement is not needed because there is an existing sewer later that is connected to a sewer main off of Westbourne Street. The elimination of this sewer easement would allow for the return of private use and future development on the project site. There are no public facilities that will be impacted by this sewer easement vacation. The public will benefit from the easement vacation since it will eliminate an unnecessary encumbrance from the property. The elimination of the sewer easement that is no longer needed would facilitate a more productive use of the property in the future. The land made available by the vacation will improve development of the property consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan, in that the vacation would allow the development of the project site consistent with the Community Plan's land use designation of Low Medium Residential Use. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.



**11. The vacation is consistent with any applicable land use plan. (SDMC § 125.1040(c))**

The La Jolla Community Plan and Local Coastal Program Land Use Plan designates the site Low Medium Residential Uses (9-15 dwelling units/acre). The land use designation is intended for single family and multi-family development. The proposed sewer easement vacation would facilitate more productive use of the property in the future, and the development of the site consistent with the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the vacation is consistent with the applicable land use plan.

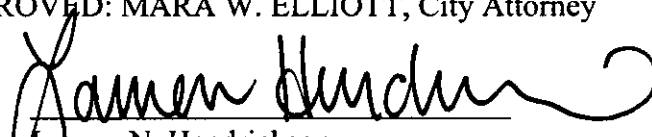
**12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists. (SDMC § 125.1040(d))**

The existing sewer easement was granted to the City of San Diego in 1924 for construction and maintenance of a sewer line along the property. The existing sewer easement is no longer needed and will be removed. There are no public facilities that will be impacted by this sewer easement vacation. Per the City of San Diego's Design Guidelines (ref. SDG Sec. 5.3), if it is determined that there are no current or contemplated uses for an existing public water or sewer easement, then that easement shall be abandoned per Municipal Code section 125.1001. The existing sewer easement is not needed because there is an existing sewer later that is connected to a sewer main off of Westbourne Street. The elimination of this sewer easement would allow for the return of private use and future development on the project site. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 2527269, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to KLS WESTBOURNE LLC subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, City Attorney

By

  
Lauren N. Hendrickson  
Deputy City Attorney

LNH:cm  
August 19, 2021  
Or.Dept: DSD  
Doc. No.: 2740136\_2

Attachment: Tentative Map Conditions

CITY COUNCIL  
CONDITIONS FOR TENTATIVE MAP NO. 2527269  
**WESTBOURNE SMALL LOT SUBDIVISION PROJECT NO. 663879 [MMRP]**  
ADOPTED BY RESOLUTION NO. R313695 ON SEP 13 2021

**GENERAL**

1. This Tentative Map will expire on September 13, 2024.
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 Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel 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 project shall conform to the provisions of Coastal Development Permit No. 2527267 and Site Development Permit No. 2546581.
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.

**ENGINEERING**

6. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 2527267 and Site Development Permit No. 2546581.
7. Compliance with all conditions shall be assured, to the satisfaction of the city Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
8. 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 assure the undergrounding, satisfactory to the City Engineer.

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The Subdivider shall ensure that all existing 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 assure the undergrounding, satisfactory to the City Engineer.
11. 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**

12. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.30-acre property into four (4) Parcels shall be recorded with the County Recorder's office.
13. That portion of the Sewer Easement recorded June 18, 1924 in Book 1006 Page 484 of deeds, will be vacated upon the recordation of the Parcel Map pursuant to section 66445(j) of the Subdivision Map Act.
14. Prior to the recordation of the Parcel 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 Parcel Map.

15. The Parcel 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 Parcel 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 Parcel 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. "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].
18. "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."
19. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (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 distances shall be shown on the map.

#### **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 City Council 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. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- 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. 24008636

Passed by the Council of The City of San Diego on SEP 13 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 SEP 13 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 Connie Patterson, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- **313695**