

PROPOSED STREET VACATION

**A PORTION OF TORREY PINES ROAD AND
ROSELAND DRIVE**

LA JOLLA, CA

PREPARED BY

PALLAMARY & ASSOCIATES

MICHAEL J. PALLAMARY, PLS

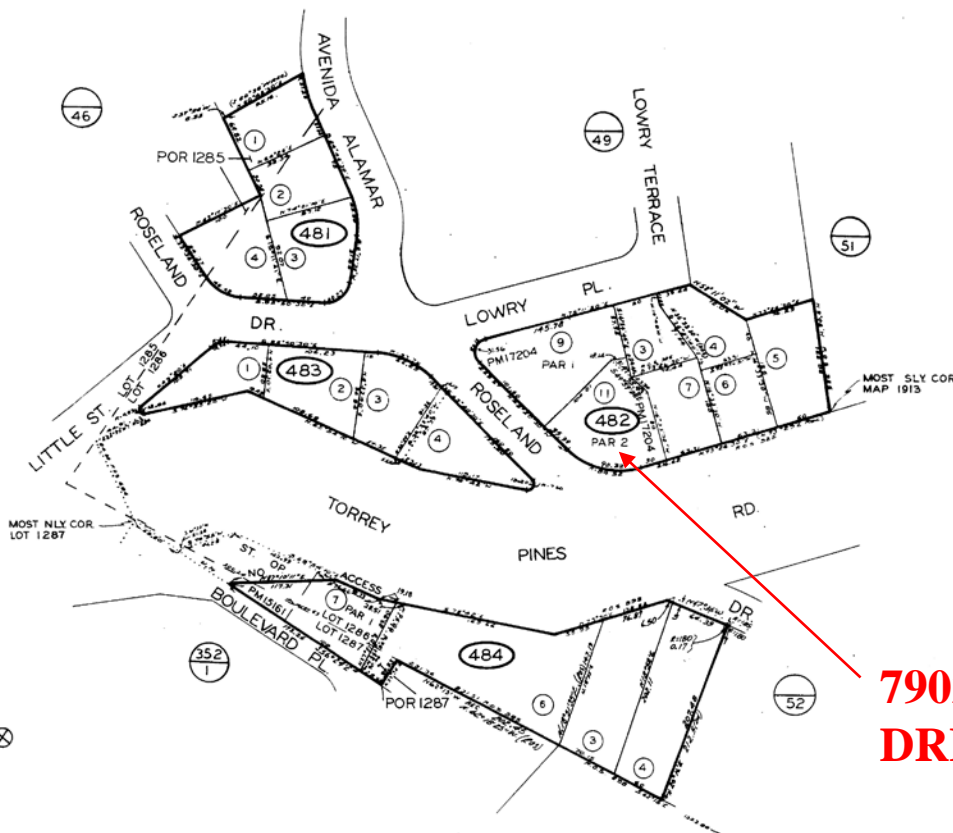
JULY 7, 2021

PAA 03-1034

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7902 ROSELAND DRIVE

CHANGES			
BLK	OLD	NEW	CUT
486	1421	5	72 2906
484	314	12	20 5604
484	315	617	86 2332
482	142	9110	96 1361
482	8410	11	96 1906

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 346 PAGE 48

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MM36 - PUEBLO LANDS - POR LOTS 1285-1287
ROS 638, 898, 9010, 13083, 13353

MAY 19 1994

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ASSESSOR'S PLAT MAP

**NOTE:
BUILDING AND
WALL WERE
CONSTRUCTED
IN PUBLIC
RIGHT OF WAY
MANY YEARS
AGO**



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1928 AERIAL PHOTO
OLDEST BUILDING ON TORREY PINES ROAD



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TORREY PINES ROAD

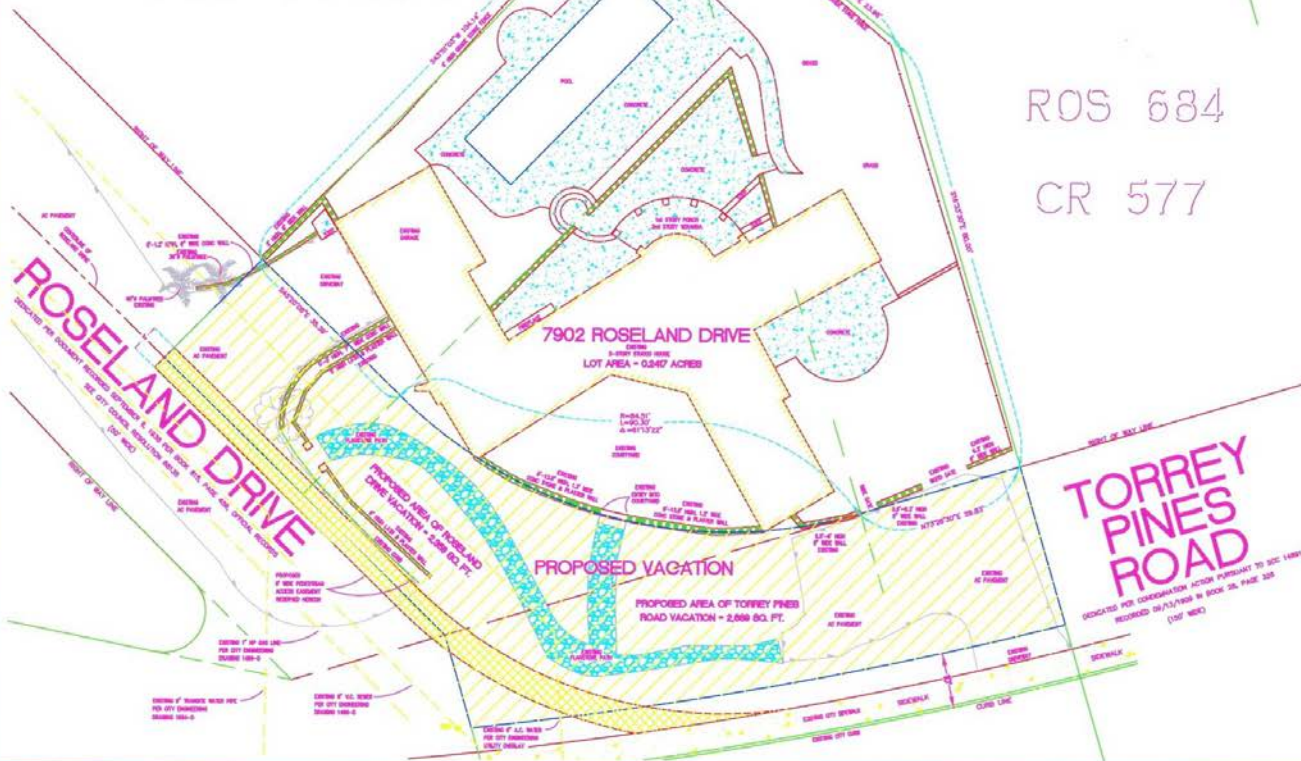


PROPOSED STREET VACATION - REVISED

NOTE: NO CONSTRUCTION OR DEVELOPMENT IS PROPOSED

PARCEL 1
PM 17204

ROS 684
CR 577



TOPOGRAPHICAL SURVEY

Surveyor's Certification I, <u>Michael J. Palumbo</u> , a duly Licensed Land Surveyor, in the State of California, do hereby certify that the foregoing is a true and correct copy of the survey performed during the month of <u>NOV</u> , 2007.	
Surveyed by <u>Michael J. Palumbo</u> Reviewed by <u>Michael J. Palumbo</u> Date <u>NOV 2007</u>	
Project Description <u>PROPOSED AREA OF ROSELAND DRIVE VACATION - 2,889 SQ. FT.</u> <u>PROPOSED AREA OF TORREY PINES ROAD VACATION - 2,889 SQ. FT.</u> <u>PROPOSED PEDESTRIAN WALKWAY</u>	
Location: <u>LOS ANGELES, CA</u> Elevation: <u>SEA</u> Datum: <u>NA</u>	
Job No. <u>03-1034</u> FBI (03/04)	
Sheet <u>1</u> of <u>1</u>	

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PROPOSED STREET VACATION
AND PROPOSED PEDESTRIAN WALKWAY

THE CITY OF SAN DIEGO DOES NOT OWN THE PROPERTY. THE PROPERTY IS OWNED BY THE ADJACENT OWNER, THE APPLICANT.

THE CITY HAS AN ANTIQUATED PAPER EASEMENT AND WILL NOT IMPROVE IT.

THE PROPOSED VACATION IS CONSISTENT WITH THE GOALS OF THE ADOPTED COMMUNITY PLAN.

THE PROBLEM:

THE EXISTING WALL AND BUILDING ARE LOCATED
IN THE PUBLIC RIGHT OF WAY.

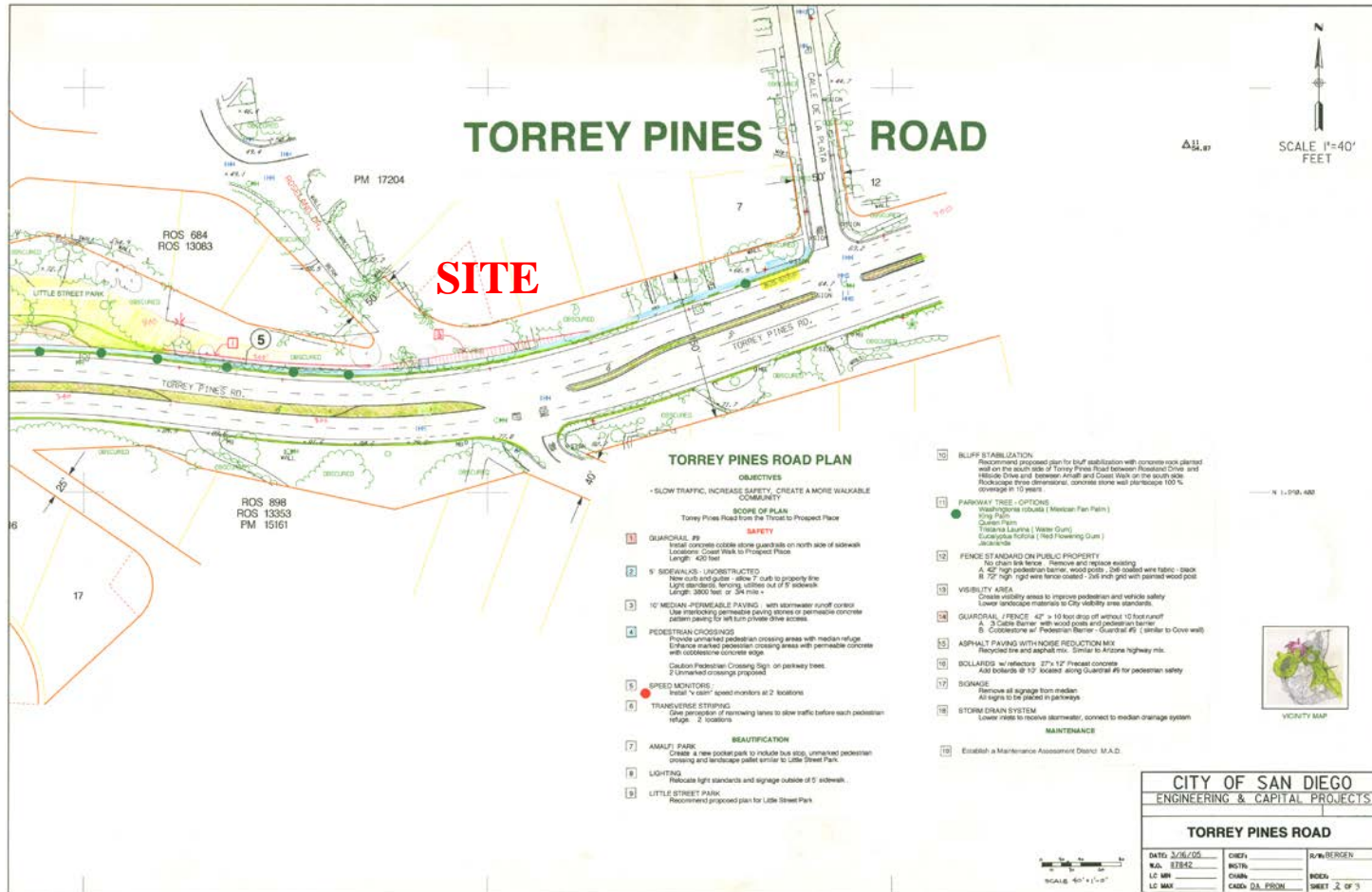
THEY WERE CONSTRUCTED MANY YEARS AGO BEFORE
LA JOLLA DEVELOPED.

THE SOLUTION:

VACATE THE RIGHT OF WAY SO THAT THE WALL AND
BUILDING NO LONGER ENCROACH INTO THE RIGHT OF WAY.

MOVE THE RIGHT OF WAY LINE AWAY FROM THE BUILDING
SO THAT NORMAL SETBACKS CAN BE ESTABLISHED AND
THE EXISTING HISTORIC WALL CAN BE STABILIZED AND
PROTECTED.

THE WALL IS TOO TALL UNDER CURRENT REGULATIONS.



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TORREY PINES ROAD STUDY DOES NOT
CALL FOR WIDENING, ONLY VIEW CLEARANCE



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VIEW OF FRONT OF PROPERTY
FROM TORREY PINES ROAD



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VIEW FROM END OF STREET TO NORTH





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VIEW FROM END OF STREET TO SOUTH





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VIEW IN FRONT OF PROPERTY, EXISTING WALKWAY
WEST TO EAST