RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING A VESTING TENTATIVE MAP TO COMBINE THREE PARCELS INTO ONE PARCEL ON AN APPROXIMATELY 2.04-GROSS-ACRE SITE, ON THE SOUTHEAST CORNER OF WEST SAN CARLOS STREET AND RACE STREET (320 RACE STREET)

FILE NO. T16-050

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on October 26, 2016, an application (File No. T16-050) was filed by the applicant, Terry Pries, with the City of San José for a Vesting Tentative Map to combine three lots into one lot on an approximately 2.04 gross acre site, on that certain real property situated in the CIC Combined Industrial/Commercial Zoning District and located on the southeast corner of West San Carlos Street and Race Street (320 Race Street, San José, California, which real property is sometimes referred to herein as the “subject property”) (the “Project”); and

WHEREAS, the subject property is all that real property more particularly described in Exhibit “A,” entitled “Legal Description,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, the Director of Planning conducted a hearing on said application on May 18, 2016, notice of which was duly given; and

WHEREAS, at said hearing, the Director of Planning gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and
WHEREAS, at said hearing, the Director of Planning approved the requested Vesting Tentative Map; and

WHEREAS, R. Wolfe & Associates, representing Janice L. Nelson, Hector Moreno, and Michael Madeiros, filed a timely appeal of the associated environmental clearance; and

WHEREAS, pursuant to and in accordance with Chapter 21.04 of Title 21 of the San José Municipal Code, this City Council conducted a hearing on said appeal of the environmental clearance for this application, notice of which was duly given; and

WHEREAS, at said hearing, this City Council gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing, this City Council received and considered the reports and recommendations of the City’s Director of Planning, Building, and Code Enforcement; and

WHEREAS, at said hearing, this City Council received in evidence a Vesting Tentative Map for the subject property entitled, “Vesting Tentative Map For T16-150 W San Carlos & Race”, with a revision date of May 1, 2017, said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said public hearing before the City Council was conducted in all respects as required by the San José Municipal Code and the rules of this City Council; and
WHEREAS, this City Council has heard and considered the testimony presented to it at the public hearing, and has further considered written materials submitted on behalf of the Appellant, project applicant, City staff, and other interested parties; and

WHEREAS, this Council by separate resolution denied the appeal of the environmental clearance for this project and desires to approve the project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

After considering all of the evidence presented at the Public Hearing, the City Council finds that the following are the relevant facts and findings regarding this proposed Project:

1. **Site Description and Surrounding Uses.** The subject site is located on the southeast corner of West San Carlos Street and Race Street (320 Race Street). The site is currently developed with an approximately 29,200 square feet of vacant commercial building (former Mel Cotton’s Sporting Goods store). Across Race Street to the west, across West San Carlos Street to the north, and directly south of the project site are existing retail and commercial businesses. East of the site is an existing industrial fabrication business.

2. **Project Description.** Vesting Tentative Map to combine three (3) lots into one (1) lot.

3. **General Plan Conformance.** The project site has a General Plan Land Use/Transportation Diagram designation of Combined Industrial/Commercial. This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses, or in areas on the boundary between commercial and industrial uses.

4. **Zoning Ordinance Compliance.** The site is located in the CIC Combined Industrial/Commercial Zoning District. The subject Vesting Tentative Map is consistent with requirement of a minimum 6,000 square foot lot size and minimum 60 foot street frontage. The new lot would be approximately 2.04 gross acres (88,862-square feet) and have at least a 250 foot street frontage.
5. **Transportation:** A Traffic Operational Analysis has been performed for this project based on no additional AM and 17 PM peak hour trips. Due to the small size of the project (resulting in less than 25 net peak hour vehicle trips), a comprehensive Transportation Impact Analysis (TIA) per the City of San Jose’s Transportation Policy 5-3 is not necessary. Based on the findings of the Traffic Operational Analysis, the subject project will be in conformance with the City of San José Transportation Level of Service Policy (Council Policy 5-3) and a determination for a negative declaration can be made with respect to traffic impacts.

6. **Environmental Review.** The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, stormwater runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have a significant negative effect on adjacent property or properties.

   a. The proposed project is exempt per CEQA section 15332 for In-fill Development Projects, as the proposed project is consistent with the General Plan designation; the project occurs within city limits and is no more than five acres and substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is adequately served by all required utilities and public services.

7. **Subdivision Map Act Findings.** In accordance with Section 66474 of the Government Code of the State of California, the Director of Planning/City Council of the City of San José, in consideration of the proposed subdivision shown on the Vesting Tentative Map with the imposed conditions, shall deny approval of a Vesting Tentative Map, if it makes any of the following findings:

   a. That the proposed map is not consistent with applicable General and Specific Plans as specified in Section 65451.

   b. That the design or improvement of the proposed subdivision is not consistent with applicable General and Specific Plans.

   c. That the site is not physically suitable for the type of development.

   d. That the site is not physically suitable for the proposed density of development.

   e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

   f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
g. That the design of the subdivision or the type of improvements will conflict with
easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: Based on review of the proposed subdivision, the Director of Planning
of the City of San José does not make any such findings to deny the subject subdivision. The consolidation of lots is consistent with the General Plan goals, policies and land use designation. The subject site is physically suitable for the consolidation of lots and is physically suitable for the associated proposed development and density of the site. The consolidation of lots would also facilitate development of the site at FAR (Floor Area Ratio) supported by the General Plan. Furthermore, the project site does not contain any historic resources or sensitive habitats or wildlife. This Vesting Tentative Map is conditioned to require the improvement of the public sidewalks.

8. Subdivision Ordinance Findings. In accordance with San José Municipal Code (SJMC) section 19.12.130, the Director may approve the Vesting Tentative Map if the Director cannot make any of the findings for denial in Government Code section 66474 and the Director has reviewed and considered the information relating to compliance of the project with the California Environmental Quality Act and determines the environmental review to be adequate. Additionally, the Director may approve the project if the Director does not make any of the findings for denial in San José Municipal Code Section 19.12.220.

Section 19.12.130 incorporates the findings for denial in Section 66474 of the Government Code specified in Findings Section 1 herein.

Analysis: Based on review of the proposed subdivision, the Director of Planning of the City of San José does not make any such findings to deny the subject subdivision.

In accordance with the findings set forth above, the permit appeal is hereby denied and the requested Vesting Tentative Map is hereby approved. The Director of Planning, Building, and Code Enforcement expressly declares that it would not have granted this Vesting Tentative Map except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Acceptance of Permit. Per Section 20.100.290(B), should the subdivider fail to file
a timely and valid appeal of this Vesting Tentative Map within the applicable appeal
period, such inaction by the subdivider shall be deemed to constitute all of the following on behalf of the subdivider:

a. Acceptance of the Vesting Tentative Map by the subdivider; and

b. Agreement by the subdivider to be bound by, to comply with, and to do all things required of or by the permittee pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 of the San José Municipal Code applicable to such Permit.

2. **Conformance to Plans.** Development of the site shall conform to the approved Vesting Tentative Map No. T16-050 plans entitled “Vesting Tentative Map For T16-150 W San Carlos & Race”, revision date on May 1, 2017, on file with the Department of Planning, Building and Code Enforcement, as may be amended and approved by the Director of Planning, Building, and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24). The plans are referred to herein as the “Approved Plan Set” or “approved plans”.

3. **Expiration of Map.** This Vesting Tentative Map shall automatically expire 24 months from and after the date of issuance hereof by the Director of Planning of the City of San José. The date of issuance is the date this Vesting Tentative Map is approved by the Director of Planning.

4. **Development Rights - Vesting on Approval of Vesting Tentative Map.**

   a. Per San José Municipal Code Section 19.13.070, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards described in Government Code Section 66474.2. However, if Section 66474.2 of the Government Code is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved.

   b. Notwithstanding subsection a, any permit, including a building permit, approval, extension, or entitlement may be made conditional or denied if any of the following are determined:

      i. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.

      ii. The condition or denial is required, in order to comply with state or federal law.

   c. The rights referred to herein shall expire if a final map is not approved prior to the expiration of the vesting tentative map as provided in Section 19.13.060. If
the final map is approved, these rights shall last for the following periods of time:

i. An initial time period of one year. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, this one-year initial time period shall begin for each phase when the final map for that phase is recorded. All of said final maps or parcel maps must be recorded within the time period set forth in Section 19.13.060 or the vesting tentative map approval shall expire for those parcels for which final maps or parcel maps are not timely recorded.

ii. The initial time period set forth in C 1 shall be automatically extended by any time used for processing a complete application for a grading permit if such processing exceeds thirty days from the date a complete application is filed.

iii. A subdivider may apply to the director for a one-year extension at any time before the initial time period set forth in C1 expires. If the extension is denied, the subdivider may appeal that denial to the city council within fifteen (15) days.

iv. If the subdivider submits a complete application for a building permit during the periods of time specified in 1 through 3 above, the rights referred to herein shall continue until the expiration of that permit, or any extension of that permit.

5. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or

6. **Improvements.** Pursuant to the Subdivision Agreement (hereinafter referred to as "Agreement"), the Subdivider shall, before approval and recording of the Final Map, improve or agree to improve all land within the subdivision and all land outside, but appurtenant to, the Subdivision shown on the Vesting Tentative Map for public or private streets, alleys, pedestrian ways and easements to the satisfaction of the Director of Public Works.

7. **Improvement Contract.** In the event subdivider has not completed the improvements required for the proposed subdivision at the time the final map is presented for approval, subdivider shall enter into an improvement contract pursuant to Agreement with the City of San José, in accordance with Section 19.32.130 of the San José Municipal Code, and provide the bonds and insurance mentioned therein.

8. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a
determination that the cumulative sewage treatment demand of the San José–Santa Clara Regional Wastewater Facility represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José – Santa Clara Regional Wastewater Facility to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

9. **Conformance with Local Law.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.

10. **Public Works Clearance for Building Permit(s) or Map Approval.** Prior to the approval of the Tract or Parcel Map by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the subdivider shall be required to have satisfied all of the following Public Works conditions, subject to Public Works review and approval. The subdivider is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

   a. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.

   b. **Grading/Geology:**

      i. A grading permit is required prior to the issuance of a Public Works Clearance.

      ii. All on-site storm drainage conveyance facilities and earth retaining structures 4 feet in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2013 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval and should be designed to convey a 10 year storm event.

      iii. If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
iv. Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.

v. The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.

c. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City’s Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.

d. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable prior to Public Works clearance.

e. **Undergrounding:** Subdivider shall complete the underground conversion of the utility facilities fronting the project adjacent to Race Street. Subdivider shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works clearance.

f. **Street Improvements:**

   i. Construct 12-foot wide City standard attached sidewalk with tree wells at the back of curb along San Carlos Street project frontage.

   ii. Dedicate a 4-foot width along San Carlos Street frontage.

   iii. Construct 26-foot wide City standard driveway along San Carlos Street project frontage.

   iv. Dedicate a 4-foot width along Race Street project frontage; curb to curb width shall be 54 feet.

   v. Construct 32-foot wide City standard driveway on Race Street.
vi. Subdivider shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.

vii. Remove and replace broken, uplifted curb and gutter as well as broken, uplifted or non-ADA compliant sidewalk along project frontage.

viii. Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.

**g. Strong Neighborhoods Initiative (SNI).** This project is located within the Burbank/Del Monte SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.

11. **Multiple Final Maps.** Multiple Final Maps may be filed for this subdivision if each and all of the following conditions are met with each Final Map:

a. All fees associated with development and a part of this approval shall be apportioned and paid for each portion of this subdivision for which a Final Map is being filed, including but not limited to Parkland Dedication, undergrounding of utilities, drainage, area, and sewer treatment plan.

b. All public streets on which each Final Map has frontage are improved or bonded to be improved to the satisfaction of the Director of Public Works.

c. All grading, drainage and easements for drainage, adequate to protect each lot for which a Final Map is requested, and surrounding parcels, which could be impacted by such design or lack of design, shall be guaranteed to the satisfaction of the Director of Public Works.

d. Any and all off-site improvements necessary for mitigation of impacts brought about by this project shall be apportioned to the degree possible to guarantee adequate mitigation.

12. **Revocation.** This Vesting Tentative Map is subject to revocation for violation of any of its provisions or conditions.

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Council Agenda: 08-08-2017
Item No.: 10.2c
DRAFT – Contact the Office of the City Clerk at (408)535-1260 or CityClerk@sanjoseca.gov for final document.
ADOPTED this ___ day of __________, 2017, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

________________________
SAM LICCARDO
Mayor

ATTEST:

________________________
TONY J. TABER, CMC
City Clerk
EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 264-14-017, 264-14-019, 264-14-020, 264-14-082 and 264-14-083

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

Beginning at a 3/4" iron pipe driven flush in the Easterly line of Race Street said point being South 3° 18' East, 34.00 feet from the Southerly line of San Carlos Street as it existed on November 22, 1940 (60 feet in width); and running thence from said point of beginning North 86° 51' 10" East and parallel with and distant therefrom 34.00 feet measured at right angles Southerly from said Southerly line of San Carlos Street 200.00 feet to a 3/4" iron pipe driven flush; thence South 3° 18' parallel with said Easterly line of Race Street 200.00 feet to a 3/4" iron pipe driven flush; thence South 86° 51' 10" West parallel with said Southerly line of San Carlos Street 200.00 feet to a 3/4" iron pipe driven flush in said Easterly line of Race Street; thence along said Easterly line of Race Street North 3° 18' West 200.00 feet to the point of beginning.

APN: 264-14-019; 264-14-082 & 264-14-083

PARCEL TWO:

Being a portion of Lot 65, as shown upon the map entitled, "Map Showing Subdivisions of The Rancho De Los Coches, Adjoining The City of San Jose, Santa Clara County", which map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on November 6, 1867, in Book "A" of Maps, at Page 47, and more particularly described as follows:

Beginning at a 3/4 inch iron pipe set in the present Southerly line of San Carlos Street as now widened (94 feet wide) distant thereon N. 86° 51' 10" E., 200.00 feet from an iron pipe set at the point of intersection of said Southerly line of San Carlos Street with the Easterly line of Race Street; thence along said line of San Carlos Street, N. 86° 51' 10" E., 150 feet; thence Southerly and parallel with the Easterly line of Race Street S. 3° 18' E., 275 feet to the Northerly line of that certain parcel described in the Deed from Karl F. Newhouse, et ux., to John E. Gordon and Eugenia T. Dale, recorded May 17, 1946 in Book 1396 of Official Records, Page 40, Santa Clara County Records; thence along said North line which is also the Southerly line of a certain 25 foot right of way, South 86° 51' 10" West 50 feet to the East line of that certain parcel described in the Deed from Karl F. Newhouse, et ux., to Jack B. Anderson, et al., recorded May 23, 1946, in Book 1340 of Official Records, Page 176, Santa Clara County Records; thence North along said East line, North 3° 18' West 25 feet to the Northeast corner of said parcel; thence along the North line of said parcel the Northerly line of the 25 foot right of way, South 86° 51' 10" West 100 feet to the Southeast corner of that certain parcel described in the Deed from Karl F. Newhouse, et ux., to Joseph Malveni, et al., recorded June 12, 1947, in Book 1441 of Official Records, Page 458, Santa Clara County Records; thence along the East line and prolongation Northerly, North parallel to Race Street, 250 feet to the point of beginning.

APN: 264-14-020

PARCEL THREE:

An unobstructed right of way for ingress and egress and a right of way for the installation of public utilities over a strip of land 25 feet wide, described as follows:

Beginning at an iron pipe in the Westerly line of Lincoln Avenue, that is distant thereon South 3° 11' East 250 feet from an iron pipe at the point of intersection of said Lincoln Avenue with the present Southerly line of San Carlos Street, said point also being distant North 3° 11' West 625.59 feet from the Northerly line of San Salvador Street; thence along said line of Lincoln Avenue, South 3° 11' East 25 feet; thence parallel with said line of San Carlos

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Council Agenda: 08-08-2017
Item No.: 10.2c
DRAFT – Contact the Office of the City Clerk at (408)535-1260 or CityClerk@sanjoseca.gov for final document.
EXHIBIT "A"

Legal Description
(continued)

Street, South 86° 51' 10" West, 741.77 feet to the Easterly line of Race Street; thence along said line, North 3° 18' West 25 feet to a point that is distant South 3° 18' East 250 feet from the present Southerly line of San Carlos Street; thence parallel with the said line of San Carlos Street, North 86° 51' 10" East 741.82 feet to the point of beginning being a portion of Lots 65 and 66 as said laid down, designated and delineated upon that certain map entitled "Map Showing Subdivisions of The Rancho De Los Coches, Adjoining The City of San Jose, Santa Clara County", which said map was filed for record in the Office of the County Recorder of the County of Santa Clara, State of California, on November 6, 1867, in Book "A" of Maps, at Page 47.

PARCEL FOUR:

Being a portion of Lot 65, as shown upon the map entitled "Map Showing Subdivisions of The Rancho De Los Coches, Adjoining The City of San Jose, Santa Clara County", which map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on November 6, 1867, in Book "A" of Maps, at Page 47, and more particularly described as follows:

Beginning at a point on the Easterly line of Race Street, distant thereon Southerly 200 feet from the point of intersection thereof with the Southerly line of Race Street, as now widened to a width of 94 feet; thence from said point of beginning, Southerly along said line of Race Street, 50 feet to the Northwesterly corner of the parcel of land conveyed by San Jose Abstract & Title Insurance Co., a corporation, to Hettie Baker Smith, by Deed dated October 10, 1941, recorded October 11, 1941, in Book 1063 of Official Records, Page 155, Records of Santa Clara County, California; thence Easterly parallel with the aforementioned Southerly line of San Carlos Street and along the Southerly line of said Smith parcel 200 feet to the Northeasternly corner thereof; thence Northerly parallel with the aforementioned Easterly line of Race Street 50 feet to a point which bears Southerly, along a line parallel with the said Easterly line of Race Street, a distance of 200 feet from the aforementioned Southerly line of San Carlos Street; thence Westerly and parallel with the said Southerly line of San Carlos Street, 200 feet to the point of beginning.

APN: 264-14-017

PARCEL FIVE:

An unobstructed right of way for ingress and egress and a right of way for the installation of public utilities over a strip of land 25 feet wide, described as follows:

Beginning at an iron pipe in the Wasterly line of Lincoln Avenue, that is distant thereon South 3° 11' 11" East 250 feet from an iron pipe at the point of intersection of said line of Lincoln Avenue with the present Southerly line of San Carlos Street, said point of beginning also being distant North 3° 11' 11" West, 625.59 feet from the Northerly line of San Salvador Street; thence along said line of Lincoln Avenue, South 3° 11' 11" East 25 feet; thence parallel with said line of San Carlos Street, South 86° 51' 10" West 741.77 feet to the Easterly line of Race Street; thence along said line, North 3° 18' West 25 feet to a point that is distant South 3° 18' East 250 feet from the present Southerly line of San Carlos Street; thence parallel with said line of San Carlos Street, North 86° 51' 10" East 741.02 feet to the point of beginning, being a part of The Los Coches Rancho.