

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03044

ADOPTED ON SEPTEMBER 14, 1999

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING MARINA DEVELOPMENT PERMIT 99-0476 FOR THE PARK PLACE PROJECT, INCLUDING THE BASIC CONCEPT/SCHEMATIC DRAWINGS AND REQUESTED EXCEPTIONS WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of The City of San Diego [the Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Centre City Redevelopment Project [the Project]; and

WHEREAS, in order to carry out and pursuant to the Plan, BOSA Development [the Developer] has submitted to the Agency Marina Development Permit 99-0476 for the Park Place Project [the Development], a 178-unit condominium project bounded by Harbor Drive to the south, Kettner Blvd to the east, "G" Street to the north, and the vacated California Street right-of-way and the Embassy Suites hotel to the west; and

WHEREAS, pursuant to the Marina Planned District Ordinance, the Developer has submitted to the Agency the Basic Concept and Schematic Drawings for the Development; and

WHEREAS, pursuant to the Marina Planned District Ordinance, the Developer has applied for certain Exceptions in order to permit the development as shown on the Basic Concept/Schematic Drawings; and

WHEREAS, the Basic Concept/Schematic Drawings and the proposed Exceptions have been reviewed by the Project Area Committee for the Project; and

WHEREAS, on August 27, 1999, the Centre City Development Corporation Board of

Directors unanimously recommended that the Agency approve Marina Development Permit No. 99-0476 and related actions; and

WHEREAS, the matter was set for public hearing on September 14, 1999, pursuant to San Diego Municipal Code [SDMC] section 103.2004, testimony having been heard, evidence having been submitted, and the Agency having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, that it adopts the following findings with respect to the Exceptions for Marina Development Permit No. 99-0476:

1. *Demonstration that the proposed exceptions implement the intent of the Marina Planned District and Urban Design Plan and Development Guidelines.* The project provides 178 dwelling units to help complete the creation of a substantial residential neighborhood in the Marina District. In addition, the project creates a distinct design within the District which adds to the desired variety of housing and architecture.
2. *The granting of the exceptions does not adversely affect the development of the residential community.* The project is surrounded by developed properties, and with the other recently approved developments will contribute to the completion of the Marina neighborhood. The granting of the Exceptions allows the maximization of density which contributes to the neighborhood and the City's housing needs.
3. *The granting of the exceptions will have a beneficial impact on the residential community.* The project will add to the residential population downtown, helping to create a livelier and more active neighborhood which contributes to the success of area businesses and the creation of a community of downtown residents. The Exceptions allow for a unique project which adds to the mix of housing opportunities.
4. *The granting of an exception will not establish an adverse precedent for the consideration of future requests for exception.* The PDO's allowance for exceptions is intended to allow projects with innovative design solutions. The project's three Exceptions are similar to other mid and high-rise projects, both existing and recently approved.
5. *The design of the proposed development is distinctively San Diegan and architecturally superior.* The project utilizes elements of Mission style architecture and provides a slender tower topped with a sloping tile roof, reminiscent of historical buildings along Broadway in the Core District. The project takes advantage of the San Diego climate by utilizing balconies, patios, stoop entrances and active common areas.

The above findings are supported by the minutes, maps and exhibits, all of which are

herein incorporated by reference.

BE IT FURTHER RESOLVED, by the Redevelopment Agency of The City of San Diego, as follows:

1. That Marina Development Permit 99-0476, including the Basic Concept/Schematic Drawings and requested Exceptions, is granted to BOSA Development, subject to the conditions stated in Exhibit A and as shown in Exhibit B, attached hereto and incorporated herein by this reference.

2. That the Agency approves the Exceptions for the project, as outlined in the staff report dated August 16, 1999, and incorporated herein by this reference, based on the findings stated above.

3. That the approval hereunder of the Basic Concept/Schematic Drawings with the stated Exceptions, shall constitute a Conditional Planned District Permit pursuant to the Marina Planned District Ordinance regulations (San Diego Municipal Code section 103.2004(3)(5)).

APPROVED: CASEY GWINN, General Counsel

By

Elisa A. Cusato
Deputy Counsel

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