

(RA-87-49)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 1420  
ADOPTED ON DECEMBER 15, 1986

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING BASIC CONCEPT AND SCHEMATIC DRAWINGS FOR THE DEVELOPMENT OF EMERALD-SHAPERY CENTER WITHIN THE COLUMBIA REDEVELOPMENT PROJECT; AND MAKING CERTAIN DETERMINATIONS WITH RESPECT TO THE FLOOR AREA RATIO THEREOF.

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 Columbia Redevelopment Project (the "Project"); and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency has approved a Disposition and Development Agreement (the "Agreement"), with Emerald-Shapery Center, a joint venture (the "Developer"), which provides for the development of office and hotel uses, with related parking facilities within the Project area; and

WHEREAS, pursuant to the Agreement the Developer has submitted to the Agency the basic concept and schematic drawings pertaining to the development of the property; and

WHEREAS, the basic concept and schematic drawings have been reviewed and recommended for approval by the Centre City Development Corporation, Inc., and the Planning Commission of The City of San Diego; NOW, THEREFORE,

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

1. That the basic concept and schematic drawings submitted by the Developer are hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.
2. That the Agency hereby grants with respect to the proposed development, pursuant to Section 500.7 of the

Redevelopment Plan for the Project, a floor area ratio of up to thirteen (13.0), in that the conditions required for such floor area ratio are met as set forth in Exhibit B attached hereto and incorporated herein by this reference.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

JSG:ta:613.3

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Or.Dept:CCDC

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