

(RA-90-5)  
REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. 1777  
ADOPTED ON OCTOBER 5, 1989

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE BASIC CONCEPT/SCHEMATIC DRAWINGS WITH RESPECT TO THE DEVELOPMENT AND OPERATION OF A MUSEUM AND CULTURAL CENTER WITHIN THE MARINA REDEVELOPMENT PROJECT AREA BY THE CHINESE HISTORICAL SOCIETY, SUBJECT TO THE CONDITIONS STATED HEREIN, AND APPROVING A CONDITIONAL USE PERMIT AND CERTAIN EXCEPTIONS TO THE MARINA PLANNED DISTRICT REGULATIONS IN CONNECTION THEREWITH.

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 Marina 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 the Chinese Historical Society of Greater San Diego and Baja California, Inc., a California non-profit corporation (the "Developer") which provides for the development and operation of a museum and cultural center; and

WHEREAS, pursuant to the Agreement the Developer has submitted to the Agency the Basic Concept/Schematic Drawings pertaining to the development; and

WHEREAS, pursuant to Section 103.2007 of the Marina Planned District (Chapter X, Article 3, Division 20 of the San Diego Municipal Code) the Developer has applied for certain exceptions to the Marina Planned District regulations (the "Regulations") in order to permit the development as shown on the Basic Concept/Schematic Drawings; and

WHEREAS, pursuant to Section 103.2005 B.5(a. and i.) of the

Regulations the Developer has applied for a conditional use permit to allow the development as shown on the Basic Concept/Schematic Drawings; and

WHEREAS, the Regulations permit the Agency to approve a project located within certain areas governed by the Regulations, which project has a nonresidential portion greater than twenty percent, where the project, as here, has a height less than fifty feet and the entire nonresidential use is accessible to and located at the street level of the project; and

WHEREAS, the Basic Concept/Schematic Drawings and the proposed conditional use permit and the proposed exceptions to the Marina Planned District regulations have been reviewed by the Centre City Development Corporation Residents Advisory Committee; and

WHEREAS, pursuant to Section 103.2007 of the Regulations the Centre City Development Corporation, Inc. and this Agency have held public hearings to consider the proposed exceptions, having duly published and mailed notice of such public hearings and permitted interested citizens and area residents to review and comment on the proposed development; and

WHEREAS, the Basic Concept/Schematic Drawings, the proposed conditional use permit and the proposed exceptions to the Regulations 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/Schematic Drawings submitted by the Developer are hereby approved, subject to the conditions stated in Exhibit A attached hereto and incorporated herein by this reference, notwithstanding the fact that the development has no residential component.

2. The Agency hereby approves the exceptions to the Regulations as stated in Exhibit B attached hereto and incorporated herein by this reference, based on the reasons (findings) stated in Exhibit B.

3. The Agency hereby approves the conditional use permit under the Marina Planned District regulations as stated in Exhibit C attached hereto and incorporated herein by this reference, based on the reasons (findings) stated in Exhibit C.

4. The approval hereunder of the Basic Concept/Schematic Drawings, with the stated exceptions, shall constitute a Conditional Planned District Permit pursuant to Section 103.2003 C.5. of the Marina Planned District regulations.

APPROVED: JOHN W. WITT, General Counsel

By

Allisyn L. Thomas

Deputy Counsel

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Or.Dept:CCDC

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