

(R-97-1220)

RESOLUTION NUMBER R- **288752**

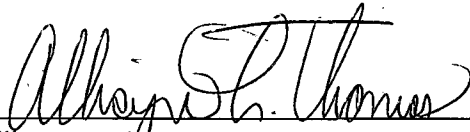
ADOPTED ON **JUN 03 1997**

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING A HEIGHT EXCEPTION OF
UP TO 125 FEET.

BE IT RESOLVED, by the Council of The City of San Diego, that the Council, pursuant to the provisions of San Diego Municipal Code ("SDMC") section 103.0407(A) (2) (g), hereby approves a height exception of up to 125 feet for the development of Bridgeworks, on a site of approximately 47,339 square feet bounded by Fourth, Fifth, and K streets and the Bayside Trolley right of way, in the Gaslamp Quarter Historic District, subject to the following conditions: (1) that the project conform to the maximum floor area ratio, set back and other requirements in SDMC section 103.0407 (A) (2) (g); (2) that the development conform to the Basic Concept Drawings and the First Amended and Restated Disposition and Development Agreement with Harbor Fifth Associates approved by the Redevelopment Agency of The City of San Diego concurrently with the Council's approval of this height exception, and (3) that the development

meets the Conditions of Approval of the Basic Concept Drawings contained in Attachment A,
which is attached hereto and incorporated herein.

APPROVED: CASEY GWINN, City Attorney

By 
Allisyn L. Thomas
Deputy City Attorney

ALT:lc
05/15/97
Or.Dept:CCDC
Aud.Cert:N/A
R-97-1220
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ATTACHMENT A
CONDITIONS OF APPROVAL
BASIC CONCEPTS
BRIDGEWORKS

I. Site Development Criteria

The proposed development, including its architectural design concepts, landscape features, off-site improvements and the design of King Promenade located between the proposed project and the MTDB right-of-way shall be subject to design review by Centre City Development Corporation (CCDC) and the Redevelopment Agency of the City of San Diego (Agency) in accordance with adopted procedures and the following exhibits:

- The Basic Concept Drawings illustrated in Exhibit 1;
- The Gaslamp Quarter Planned District Ordinance and Centre City Streetscape Manual;
- The provisions of the approved First Amended and Restated Disposition and Development Agreement (amended DDA), including Attachment No. 4, Scope of Development;
- Resolutions 2257 and 282259 adopted on June 29, 1993 by the Redevelopment Agency and City Council (attached as Exhibit 2) are to be ratified and extended until March 7, 1999 as a part of the approval of the Amended DDA; and
- The mitigation measures identified in Exhibit A of the Environmental Impact Secondary Study for the project, dated May 5, 1997, and certified by the Agency and the City of San Diego.

II. Specific Project Requirements

A. Architecture

- Refinements to the hotel tower elevations.
- All refinements that may be required to ensure that issues relating to the appropriateness of the exterior storefronts are in keeping with the intent of the QPDO.

- The Developer shall explore the feasibility of retention of the facade of the southerly-most T.M. Cobb Warehouse structure only, with a minimal setback of new development. If such facade cannot be retained due to deterioration of the brick, the Developer shall explore replication of the facade with minimal setback of new development. In addition, consideration will be given to replicate the facade approximately 15 feet south of its existing location. The appropriateness of the facade retention/replication program is to be determined by the Agency at the time the Schematic Drawings are submitted (Exhibit 3).
- The Developer shall incorporate into the Fifth Avenue streetwall of new development the character of the existing structures through design elements or motifs. Examples of such elements or motifs include symmetrical facades with roofline parapets, graduated and decorative pilasters and horizontal decorative bands.

B. Hotel Drop-Off and Entrance

Development of a safe drop-off area for hotel guests and an appropriate entrance into the hotel.

C. Fire Department Access

Design of a fire lane to permit fire truck access to the Site, if required by the Fire Department, shall be coordinated with the design of the Park Area and the drop off area in "K" Street.

D. Colors and Materials

A colors and materials board shall be submitted to the Agency at the submission of 50% Complete Construction Drawings for Agency review and approval.

E. Public Rights-of-Way

- Design of off-site improvements that will provide pedestrians with a safe and convenient way to circulate around the project and cross streets.
- The Developer shall prepare a plan which identifies the location of all curbside activities such as commercial, drop-off, red zones, etc., including curbside parking and meters. Such plan shall be submitted in conjunction with Design Development Drawings. The location of such parking and meters shall be coordinated with the spacing of trees and

ornamental street lighting and any required Fire Department access from the Fifth Avenue right-of-way.

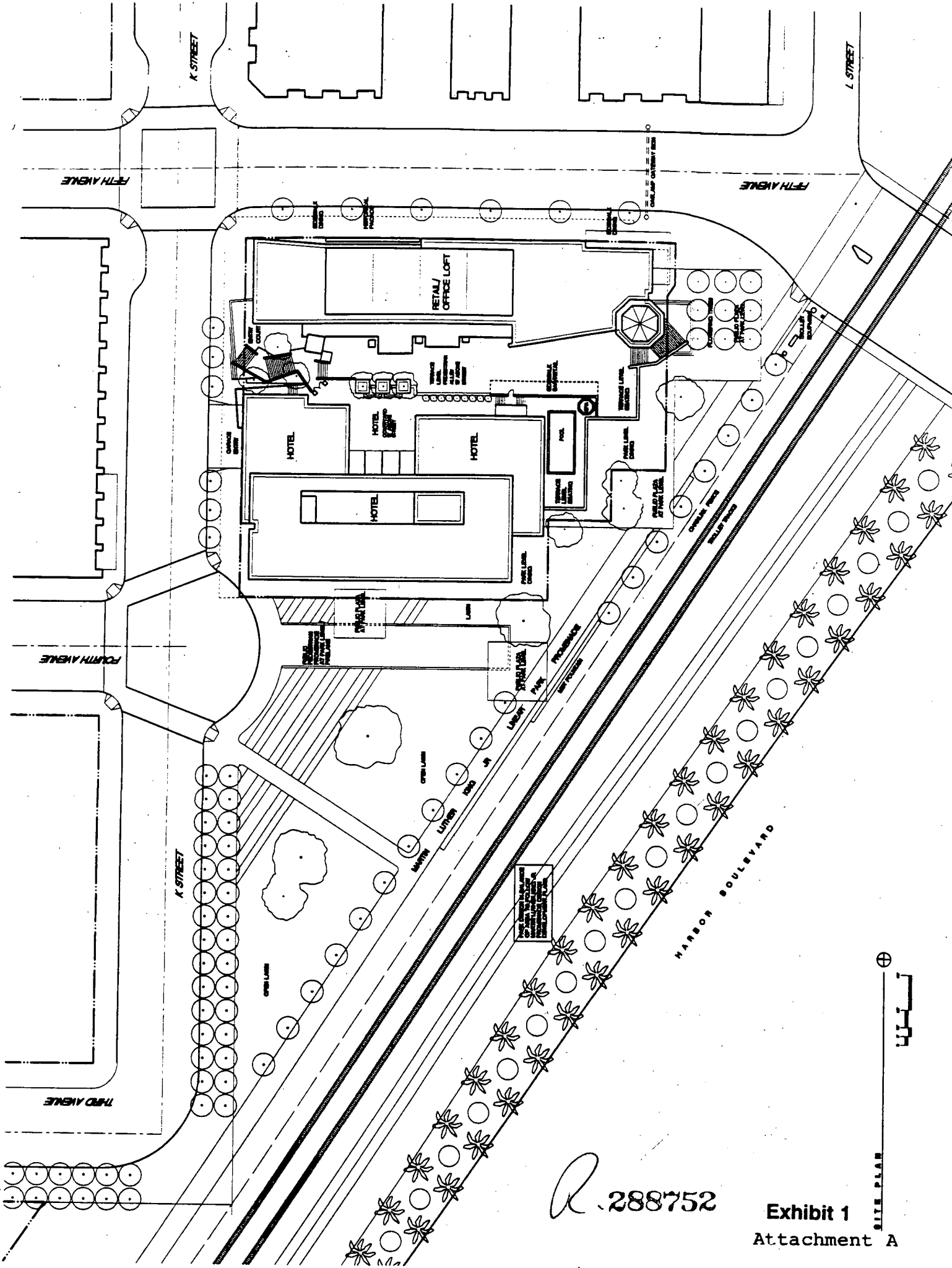
F. Miscellaneous

Any exterior equipment such as transformers, refuse bins, backflow preventers, gas meters and valves, fire sprinkler equipment, and other such equipment shall be placed totally within the project Site.

III. Development Objectives

Design review by CCDC of the proposed project will emphasize the extent to which:

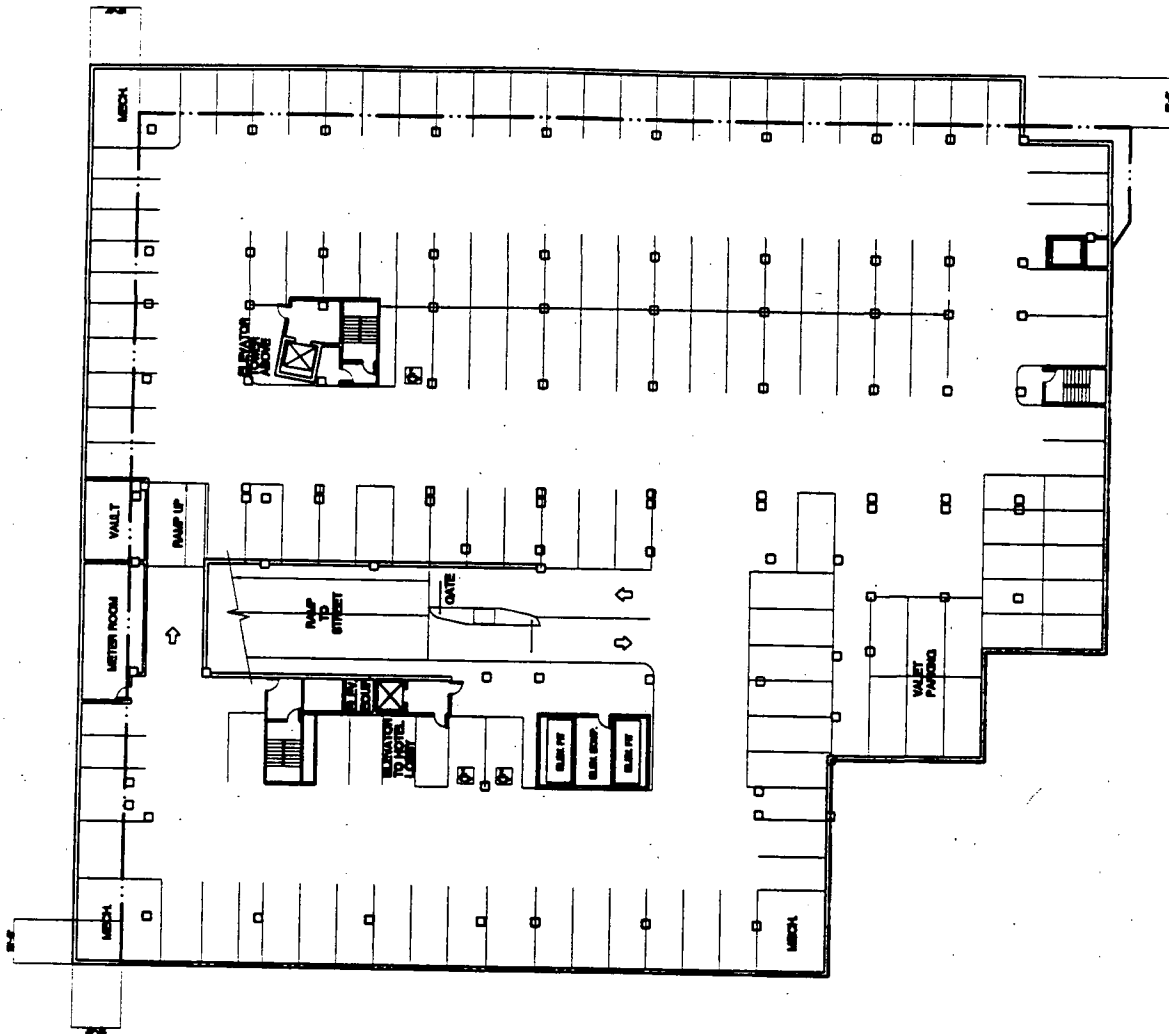
- The project complements the historic/architectural characteristics of the Gaslamp Quarter;
- Streetwall facade and activities are located on the K Street and Fifth Avenue frontages;
- The manner in which the on-site improvements of the project, particularly the west and south facades and terraces, are integrated into the design of the Park Area; and
- The extent to which the Drawings carry out the design theme for King Promenade as illustrated in the Design Development Drawings prepared by Peter Walker/Martha Schwartz.



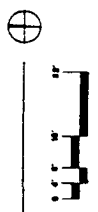
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Exhibit 1
Attachment A





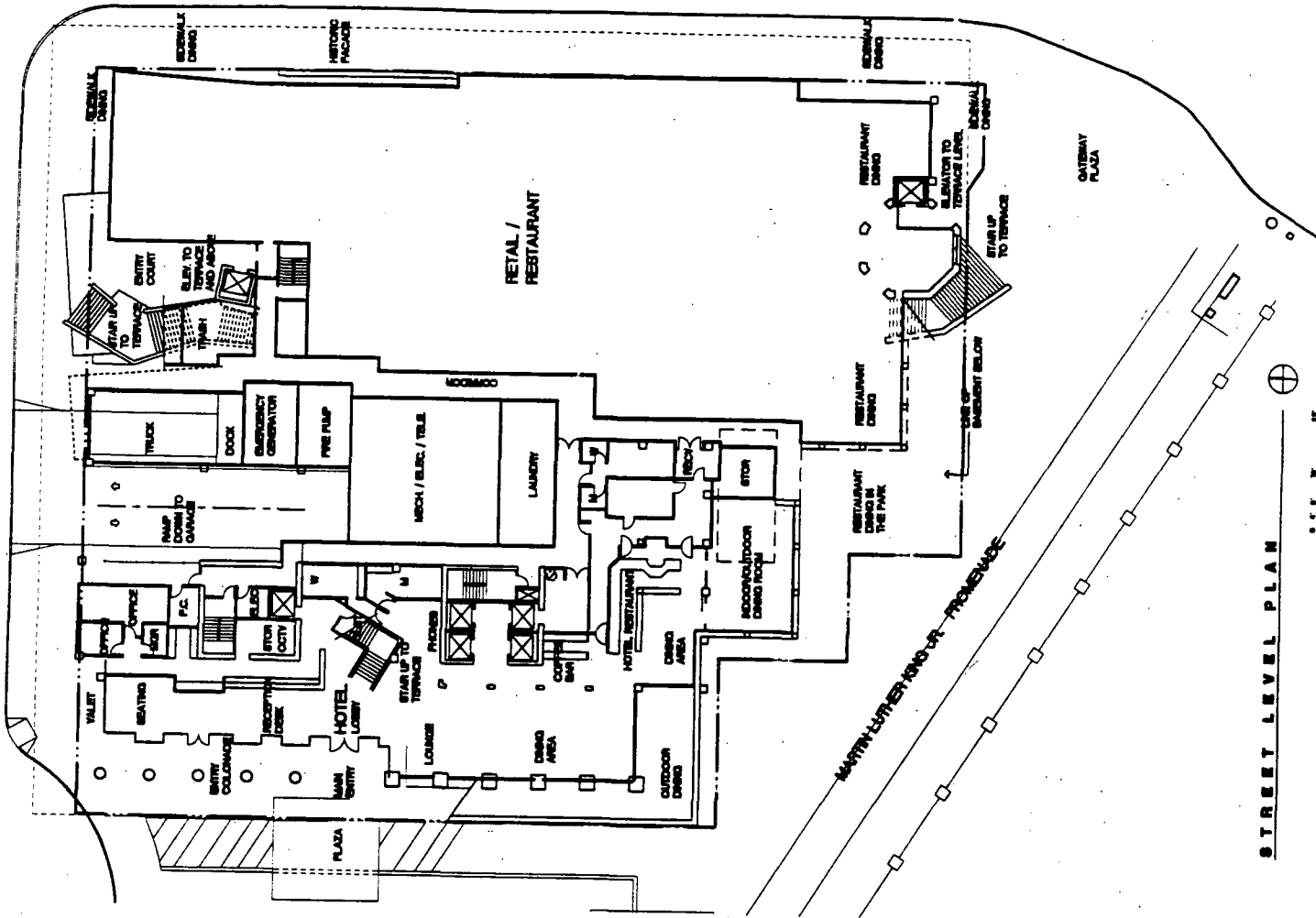
BASMENT PLAN
 PARKING 101100000



R 288752

FIFTH AVENUE

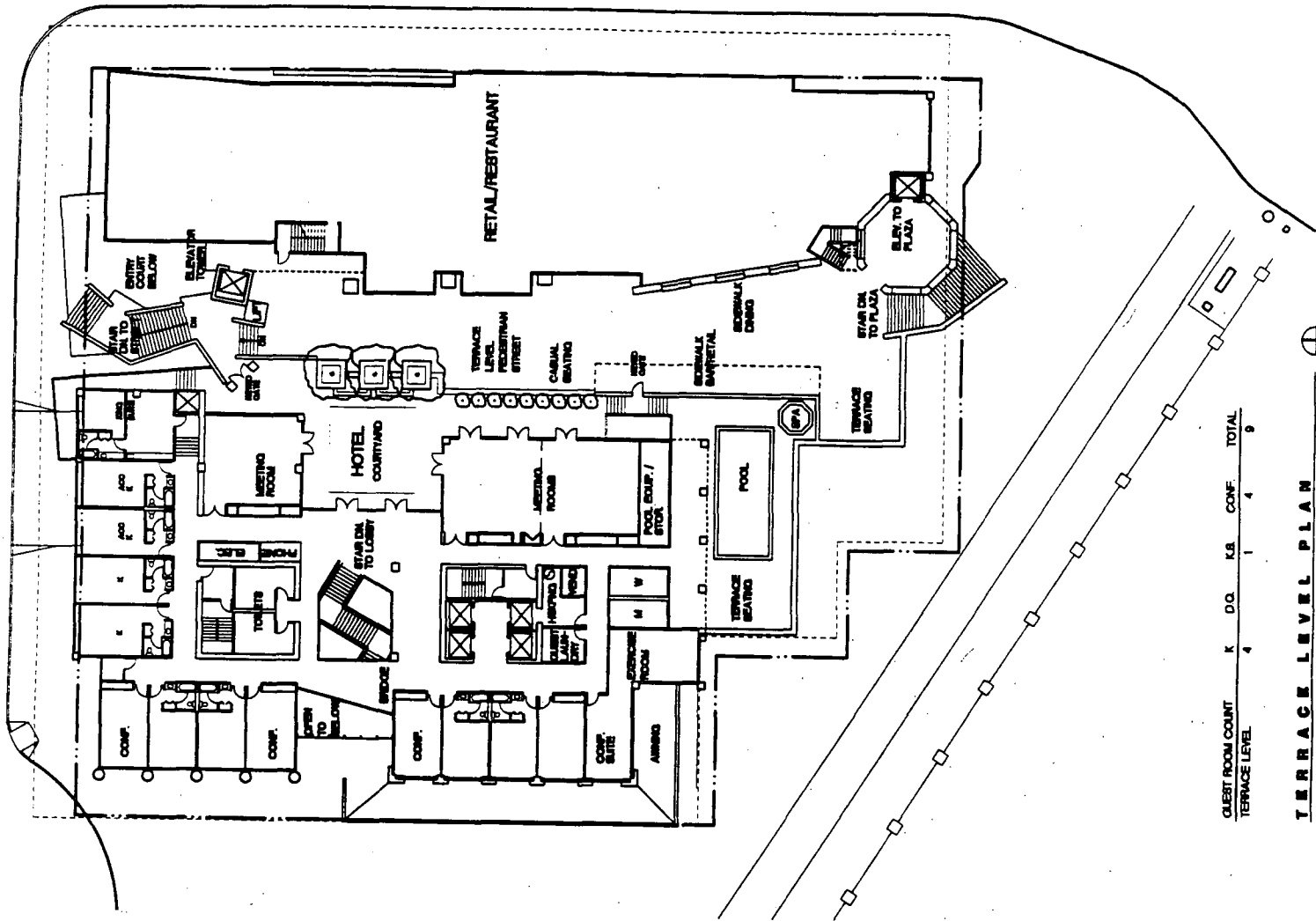
K STREET



MARTIN LUTHER KING JR. TERRACE

STREET LEVEL PLAN

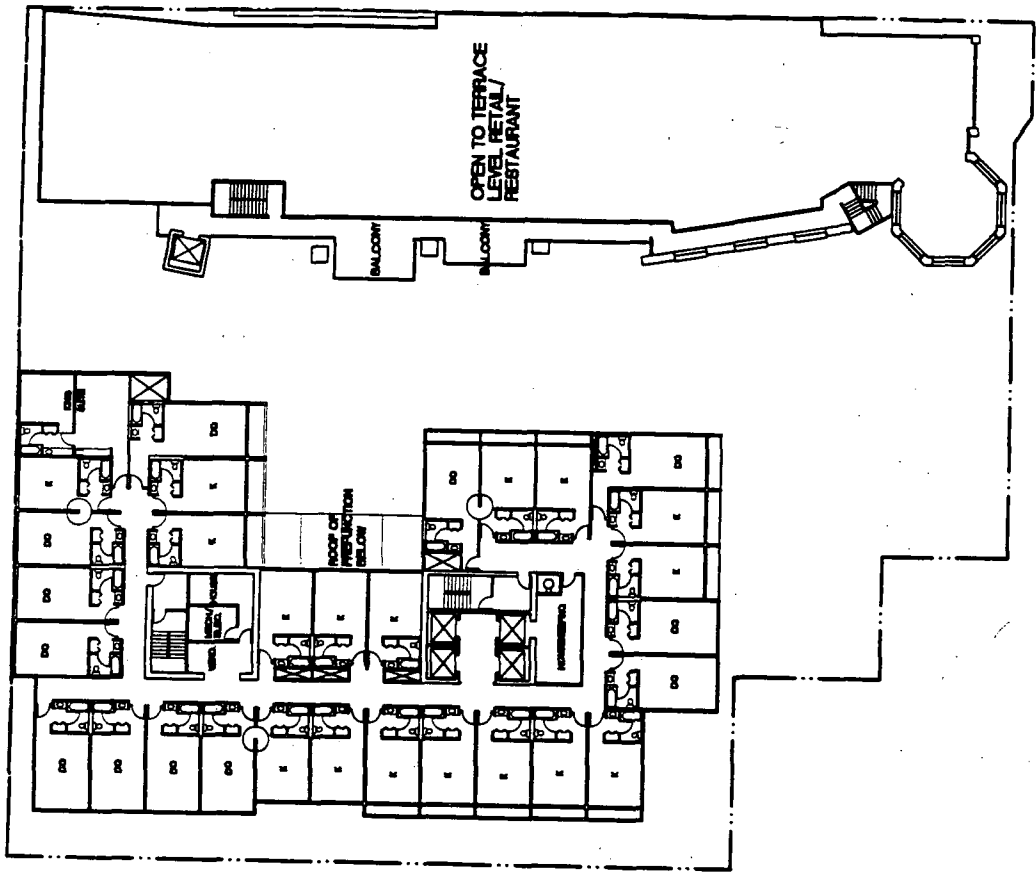
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GUEST ROOM COUNT	K	DQ	K.B	CONF.	TOTAL
TERRACE LEVEL	4		1	4	9

TERRACE LEVEL PLAN

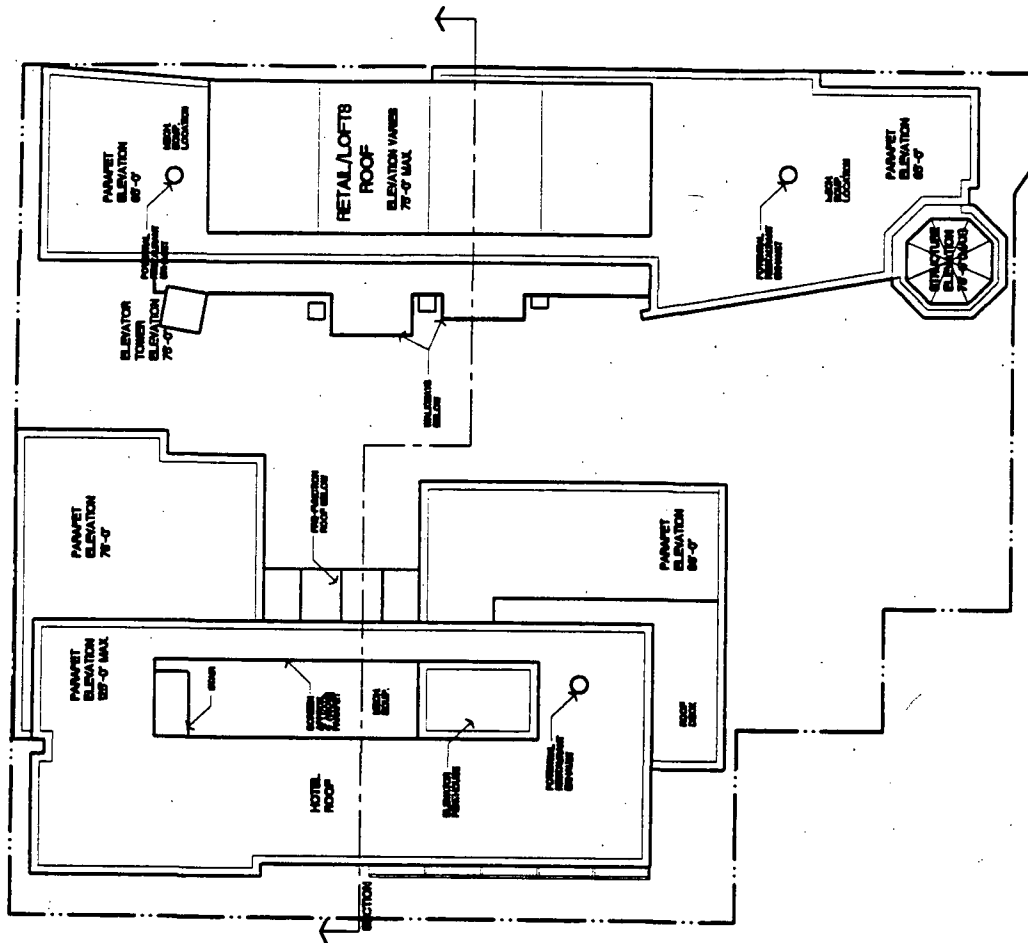
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GUEST ROOM COUNT	K	D.O.	K.B.	TOTAL
LEVEL 3	7	2	1	30

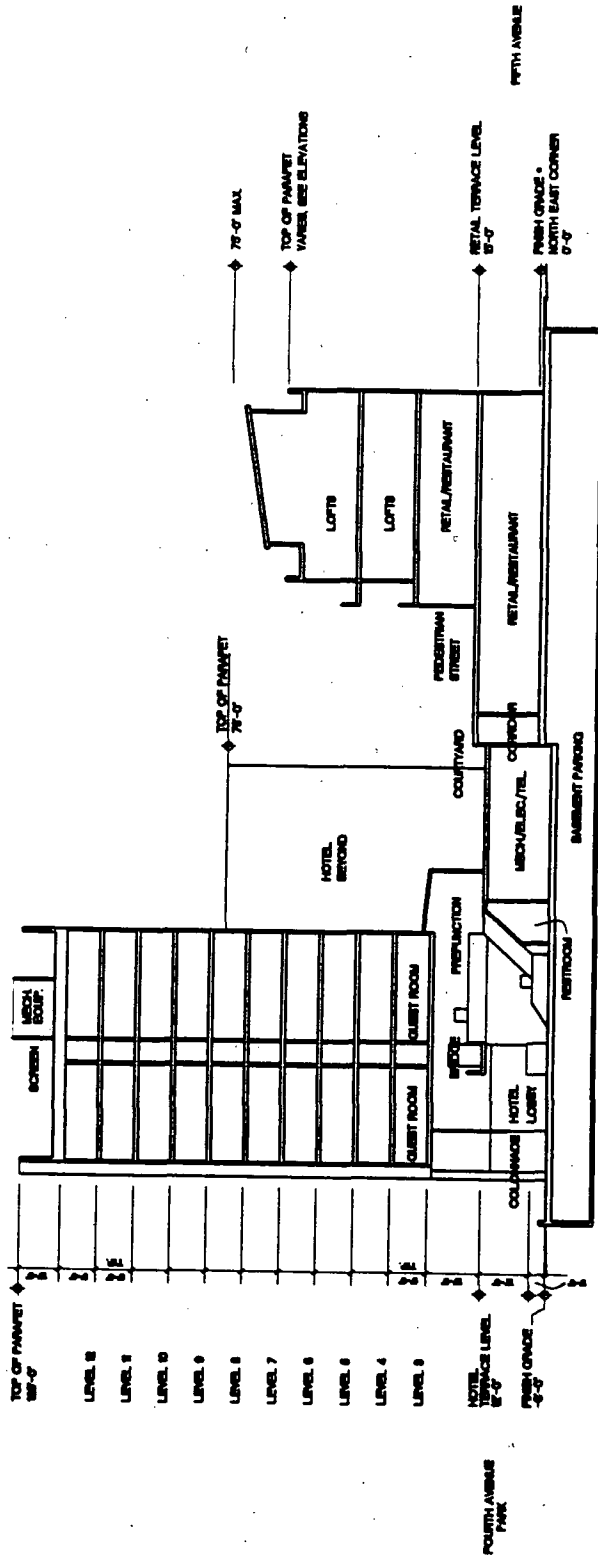
HOTEL GUEST ROOM LEVEL 3

288752



ROOF PLAN

Q. 288752

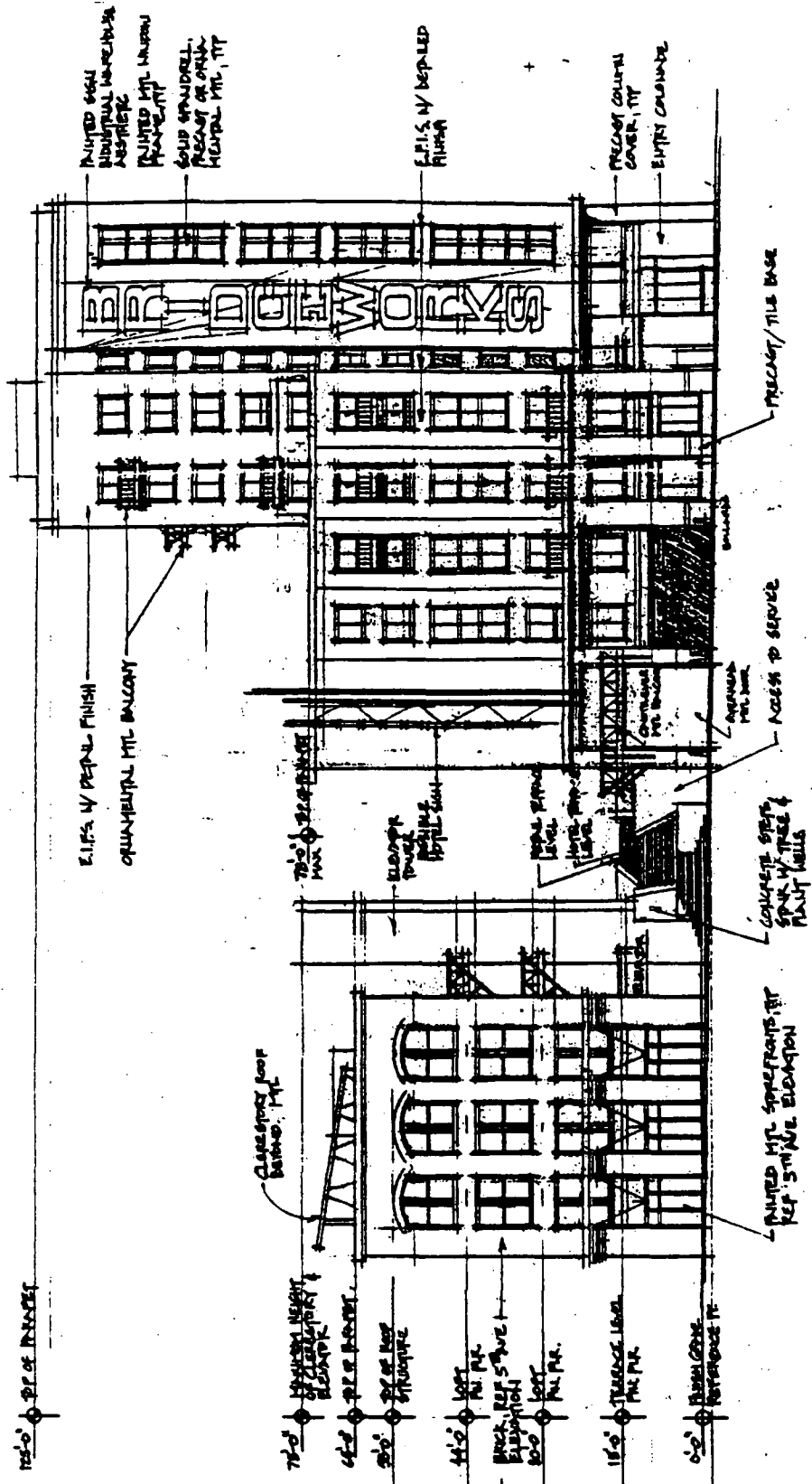


BUILDING SECTION

LOOKING SOUTH



R. 288752



R. 288752

K STREET (NORTH) ELEVATION



BUG SETBACK @ PENNTHOUSE
LEVEL

WIRE MESH @ PENNTHOUSE
BALCONIES

WIRE MESH @ ROOF DECK

EXTERIOR INSULATING FINISH SYSTEM, E.I.F.S. ITT
/ MORTAR COLOR MATCHER FINISH
DEPALED FINISH; REVEALS TEXTURES, ETC.

BRICK W/ PRECAST
SILLS, BELT COURSE
DEPTD., ITT

SOUP SPINDLES, PRECAST
OR ORNAMENTAL, ITT

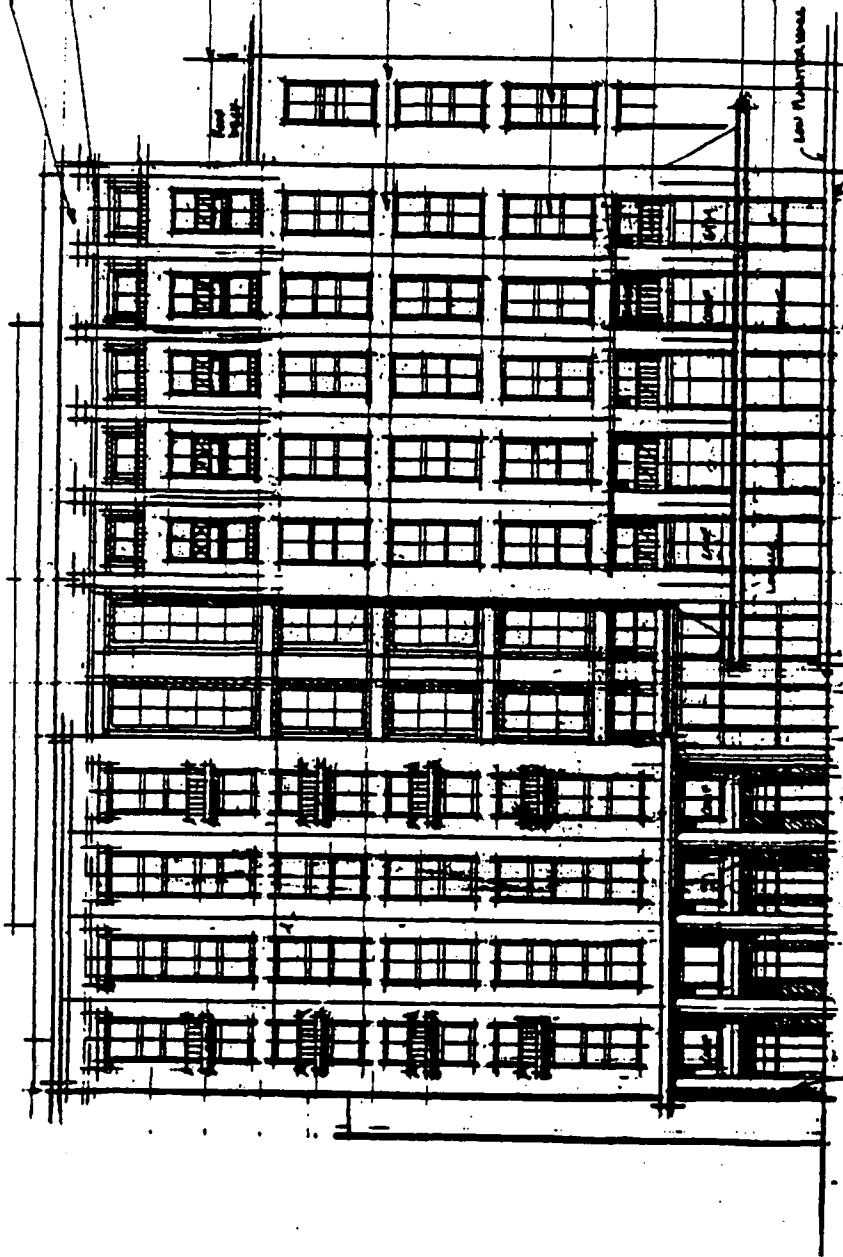
PRECAST CAPITALS, ITT

ORNAMENTAL MET. GUARDRAIL
@ BALCONY, ITT

SUBSIDIZED MET. CANOPY

PAINTED MET. FRAMING & MESH
DOOR SYSTEM, INDUSTRIAL
KEMPER

CONCRETE PAVEMENT HALL
W/ PRECAST CAP, LANDING
DOOR/ INDUSTRIAL AESTHETIC



Roof Deck

Balcony

Mezzanine

Lounge

Landing

Roof Deck

Precast Column Covers, ITT
Adding/Canopies with Hotel
Identity Part of Signature Design.
Not Shown

WEST ELEVATION



288752

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2257

ADOPTED ON JUN 29 1993

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO GRANTING GASLAMP
QUARTER PLANNED DISTRICT ORDINANCE DEMOLITION
PERMIT NO. 93-0128.

WHEREAS, Centre City Development Corporation, on behalf of the Redevelopment Agency of The City of San Diego and Harbor Fifth Associates, a general partnership, Permittee, filed an application for demolition of two historical warehouse structures, commonly referred to as the T.M. Cobb buildings, on Lots K and L, Block 140, Horton's Addition. The property is located within the Gaslamp Quarter Sub Area of the Centre City Redevelopment Project; and

WHEREAS, the Council of The City of San Diego has considered Gaslamp Quarter Planned District Ordinance Demolition Permit No. 93-0128 pursuant to San Diego Municipal Code ("SDMC") section 103.0403; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The city of San Diego, that the following terms and conditions with respect to Demolition Permit No. 93-0128 are hereby adopted:

1. Permission is granted to Permittee to demolish the historical warehouse structures, commonly referred to as the T.M. Cobb Warehouse, which consists of two structures situated on Lots K and L, Block No. 140, Horton's Addition.

2. Prior to demolition, a Historic American Buildings Survey ("HABS") shall be prepared. The HABS documentation shall be performed pursuant to the direction of the National Park Service Regional Office, the agency responsible for determining the appropriate documentation level for mitigation documentation projects. The HABS documentation shall be sent to the National Park Service HABS office, the San Diego Historical Society, the California Room of the Public Library, and the San Diego Historical Site Board.

3. A photographic exhibit shall be prepared prior to the issuance of the Resource Protection Permit. The exhibit shall contain photographs and a historical narrative about the warehouse buildings and shall be permanently displayed in a public area of any new development on the project site.

4. No activity authorized by this Permit shall be conducted on the premises until:

a. The Permittee signs and returns this permit to the Centre City Development Corporation;

b. The Resource Protection Ordinance Permit is recorded in the office of the County Recorder.

5. The activity authorized by this Permit shall comply at all times with the regulations of this or any other governmental agency.

6. This permit may be revoked by the Council, after a noticed public hearing, if there is a material breach or default in any of the conditions of this Permit.

7. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any

successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

8. In the event that any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this permit shall be subject to revocation.

BE IT FURTHER RESOLVED, that based on the determination hereinbefore adopted by the Redevelopment Agency, Gaslamp Quarter Planned District Ordinance Demolition Permit No. 93-0128 is hereby granted to Permittee in the form and with the terms and conditions as set forth in Gaslamp Quarter Planned District Ordinance Demolition Permit No. 93-0128.

APPROVED: JOHN W. WITT, General Counsel

By



Allisyn L. Thomas
Deputy Counsel

ALT:lc
06/22/93
Or.Dept:CCDC
Aud.Cert:N/A
RA-93-166
Form=ra.t

RESOLUTION NUMBER R- 2 8 2 2 5 9

ADOPTED ON JUN 29 1993

WHEREAS, the Centre City Development Corporation, on behalf of the Redevelopment Agency of The City of San Diego and Harbor Fifth Associates, a general partnership, Permittee, filed an application for Resource Protection Ordinance ("RPO") Permit No. 93-0128 for the demolition of two historical warehouse structures, commonly referred to as the T.M. Cobb buildings, on Lots K and L, Block 140, Horton's Addition, located within the Gaslamp Quarter Sub Area of the Centre City Redevelopment Project; and

WHEREAS, the Council of The City of San Diego (the "Council") has considered RPO Permit No. 93-0128 pursuant to the Resource Protection Ordinance provisions enacted by Ordinance No. O-17868 effective November 23, 1992, found in San Diego Municipal Code ("SDMC") section 101.0462; and

WHEREAS, based on the facts contained in the Resource Protection Permit application and evidence presented in public hearings, the Council can find alternative compliance if the strict application of RPO would create conflict with Council policy, the Progress Guide or General Plan, or adopted community plan; and

WHEREAS, findings can be made to justify alternative RPO compliance based on standard Council policies to manage Agency-owned resources in a fiscally responsible manner; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the determination to grant alternative compliance to preclude conflict with adopted Council policies are supported by the following additional findings:

1. The proposed development must not adversely affect The City of San Diego's Progress Guide and General Plan.

The proposed demolition project is consistent with the General Plan as it is necessary to facilitate an economically viable new development project on the site as part of the revitalization of the Gaslamp Quarter. Revitalization of the Gaslamp Quarter is consistent with the objectives of the General Plan.

2. The proposed development must conform to the adopted community plan for the area.

Applicable provisions of the Gaslamp Quarter Planned District Ordinance authorize the Council to approve, modify, or disapprove a demolition permit application. Approval is dependent upon a finding that the permit (1) is consistent with Building and Fire Codes, (2) will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons in the district or the City, and (3) is not detrimental to the implementation of the Gaslamp Quarter Redevelopment Plan (SDMC section 103.0403(C)).

The Gaslamp Quarter Redevelopment Plan, as revised by the 1992 Redevelopment Plan for the Centre City Redevelopment Project, includes within its objectives the replanning, redesign,

and development of underdeveloped areas which are stagnant or improperly utilized.

The Land Use Goal of the Centre City Community Plan, which includes the Gaslamp Quarter, is to develop Centre City with a strong financial/commercial core surrounded by distinct, but well integrated mixed-use and residential neighborhoods along with the amenities, commerce, and services necessary to support a vibrant urban downtown.

The Urban Conservation section of the Centre City Community Plan recommends that every effort should be taken to renovate, rehabilitate, and reuse Grade One (National Register) sites and that a reasonable effort should be taken to renovate, rehabilitate, and reuse Grade Two (Local Register) sites which provide an opportunity to add to the character and diversity of downtown, but their designation should not preclude redevelopment which implements the goals of the Plan.

3. There are no feasible measures that can be taken to further minimize the potential adverse effect on environmentally sensitive lands and still avoid conflict with the substantially applicable portions of Council policy.

The Redevelopment Agency's preliminary planning for the site included an architectural and economic feasibility analysis conducted by City Design and Keyser Marston Associates, included as Appendix B to the Supplemental EIR. That analysis concluded that it would be economically infeasible to retain the T.M. Cobb Warehouse on the site and develop the property in a manner that would justify the Agency's acquisition cost. The analysis also

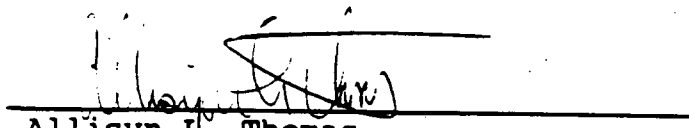
concluded that it would also be economically infeasible to retain portions of the Warehouse, including its street facades.

BE IT FURTHER RESOLVED, that the findings are supported by the testimony, documents, reports, maps and exhibits, presented at the hearing or a part of the administrative record, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the findings hereinabove adopted by the Council, Resource Protection Ordinance Permit No. 93-0128 is hereby granted to Permittee, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: JOHN W. WITT, City Attorney

By


Allisyn L. Thomas
Deputy City Attorney

ALT:lc
06/21/93
Or.Dept:Clerk
R-93-2123
Form=r.permit

CITY COUNCIL

This Resource Protection Ordinance Permit is granted by the Council of the City of San Diego to Centre City Development Corporation, on behalf of the Redevelopment Agency of the City of San Diego and HARBOR FIFTH ASSOCIATES, a general partnership, pursuant to Ordinance No. 0-17868, effective November 23, 1992, found in Section 101.0462 of the Municipal Code of the City of San Diego ("SDMC") under the terms and conditions as follows:

1. Permission is granted to Permittee to demolish the historical warehouse structures, commonly referred to as the T.M. Cobb Warehouse, which consists of two structures situated on Lots K and L, Block No. 140, Horton's Addition.
2. Prior to demolition, a Historic American Buildings Survey (HABS) shall be prepared. The HABS documentation shall be performed pursuant to the direction of the National Park Service Regional Office, the agency responsible for determining the appropriate documentation level for mitigation documentation projects. The HABS documentation shall be sent to the National Park Service HABS office, the San Diego Historical Society, the California Room of the Public Library, and the San Diego Historical Site Board.
3. A photographic exhibit shall be prepared prior to the issuance of the Resource Protection Permit. The exhibit shall contain photographs and a historical narrative about the warehouse buildings and shall be permanently displayed in a public area of any new development on the project site.
4. No activity authorized by this Permit shall be conducted on the premises until:

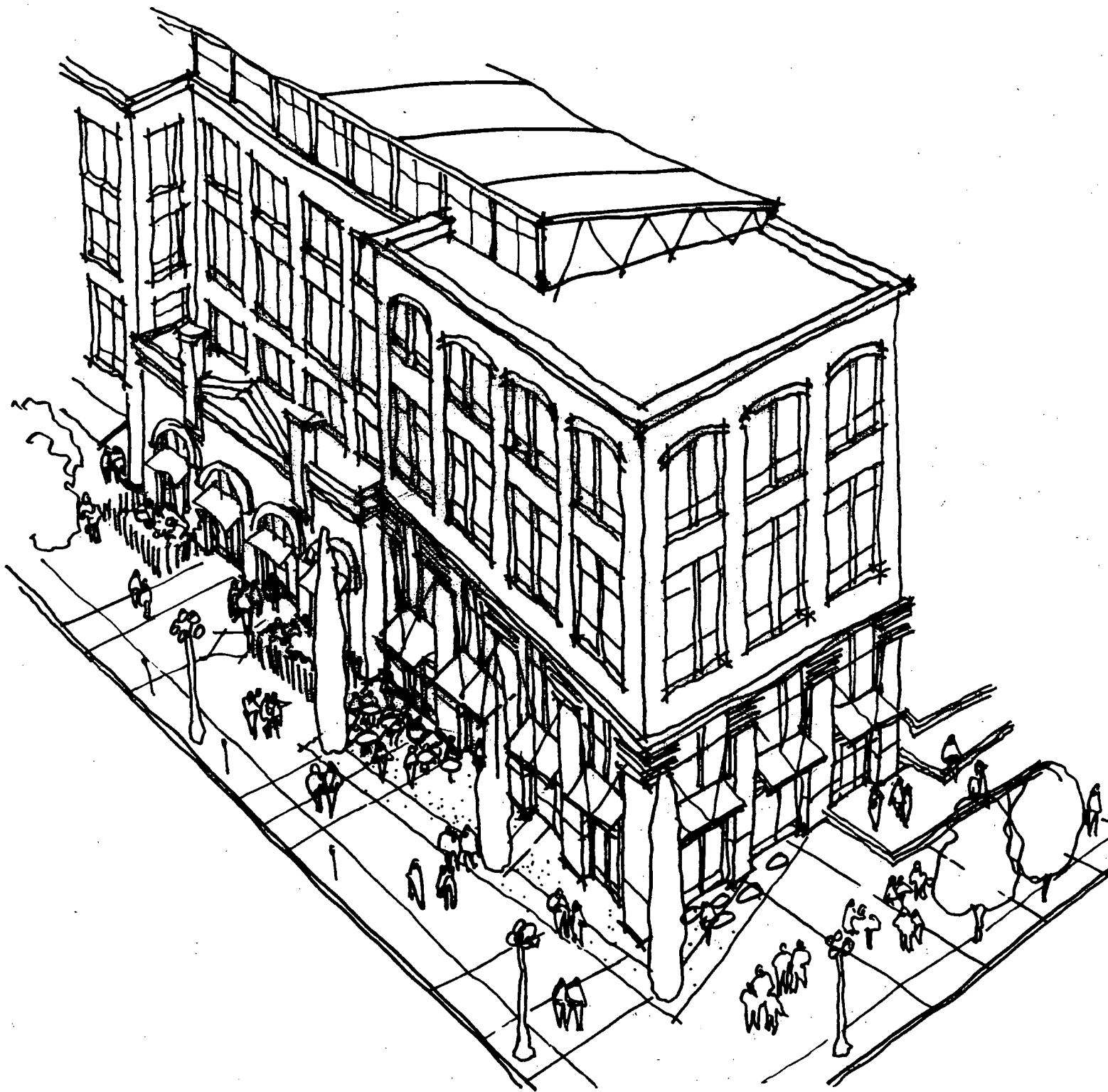
- a. The Permittee signs and returns this permit to the Centre City Development Corporation;
 - b. The Resource Protection Ordinance Permit is recorded in the Office of the County Recorder.
5. The activity authorized by this Permit shall comply at all times with the regulations of this or any other governmental agency.
 6. This Permit may be revoked by the Council, after a noticed public hearing, if there is a material breach or default in any of the conditions of this Permit.
 7. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
 8. In the event that any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be subject to revocation.

Passed and adopted by the City Council on June 29, 1993.



TM COBB FACADE
Alternative - 1 Retained in Place
Alternative - 2 Replicated in Place

R 288752



TM COBB FACADE
Alternative - 3 Replicated Approximately
15' South of Original Location

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