

RESOLUTION NUMBER R- 307402

DATE OF FINAL PASSAGE MAY 07 2012

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE DESIGN FOR CENTRE CITY DEVELOPMENT PERMIT (CCDP) NO. 2011-06, THE 15TH AND ISLAND PROJECT.

WHEREAS, Pinnacle Bayside International Development, Inc. (Developer), is seeking Design Review approval for CCDP No. 2011-06A for the construction of a two-phased mixed-use residential project consisting of two 45-story (approximately 479 foot tall) residential mixed-use towers comprised of approximately 965 residential units (including indoor and outdoor amenity space), 17,000 square feet of ground-floor retail space, and 1,056 subterranean parking spaces located on the superblock bounded by Island Avenue and 14th, 15th and J streets in the East Village Neighborhood of the Downtown Community Plan area; and

WHEREAS, the proposed Project is subject to a Third Implementation Agreement (TIA) (executed in 2010) to the Owner Participation Agreement (OPA) (executed in 2005) between the former Agency and the Developer; and

WHEREAS, the OPA provides for the development of a 57,000 square-foot (1.3 acre) neighborhood public park (14th and Island Park) and private development on the 120,000 square-foot "superblock" bounded by Island Avenue and 14th, 15th, and J streets, implementing a portion of the Neighborhood Center concept designated in the 2006; and

WHEREAS, the 14th and Island Park was recognized in the Downtown Community Plan as one of several new parks proposed in the East Village neighborhood; and

WHEREAS, the park design includes large turf areas, a playground and tot lot, boulders and rolling topography, shade trees and trellises, benches and seat walls, intimate garden areas, public art, and joint-use public restrooms (in the adjacent corner commercial structure); and

WHEREAS, under the OPA the Developer is responsible for the design and construction of the public park and is also responsible for the maintenance, repair and replacement of the park and Park Easement in perpetuity; and

WHEREAS, under the OPA the proposed revisions to the Project would have required approval by the Agency; however, due to the recent elimination of the Agency, the revised Project design will require the approval of the Council under amendments to the Centre City Planned District Ordinance adopted by the Council on April 24, 2012 as O- ~~20155~~ (O-2012-84); NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the design for Centre City Development Permit No. 2011-06A for the 15th and Island Project is approved, contingent on the final passage of amendments to San Diego Municipal Code section 156.0304(e)(1)(C), pursuant to O- ~~20155~~ (O-2012-84).

APPROVED: JAN I. GOLDSMITH, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:als
04/18/12
Or.Dept:CCDC
Doc. No. 355303

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of APR 24 2012.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 5-7-12
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor