

RESOLUTION 2013-202

**RESOLUTION GRANTING CONCEPT APPROVAL
TO BARTELL HOTELS DBA HUMPHREY'S HALF
MOON INN AND SUITES FOR PROPOSED
INTERIOR RENOVATIONS AND EXTERIOR
ENHANCEMENTS**

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

WHEREAS, Section 87(b) of the Port Act grants authority to the District to lease the tidelands or submerged lands, or parts thereof, for limited periods, not exceeding 66 years, for purposes consistent with the trusts upon which those lands are held, by the State of California; and

WHEREAS, pursuant to Board of Port Commissioners (BPC) Policy No. 357 preliminary plans for proposed new tenant development or alterations to existing facilities shall be presented to the BPC for approval if the project is estimated to cost more than \$500,000; and

WHEREAS, Bartell Hotels, a California Limited Partnership dba Humphrey's Half Moon Inn and Suites (Humphrey's) operates a 182-room hotel and a 180-slip marina at 2303 Shelter Island Drive; and

WHEREAS, Humphrey's has a 31-year lease with the District covering its hotel and marina operations, which expires in 2034 on file in the Office of the District Clerk as Document No. 45625, and as amended by Agreement for Amendment of Lease, on file in the Office of the District Clerk as Document No. 55318; and

WHEREAS, Humphrey's is proposing to invest approximately \$4.2 million to upgrade both the appearance and function of the leasehold; and

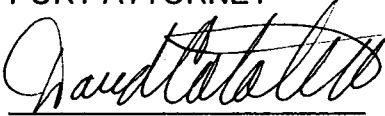
WHEREAS, interior renovations include guest room and suite renovations and the exterior enhancements include upgrading the exterior to stucco, replacement of the guest room balconies and patios, stairway and HVAC upgrade; and

WHEREAS, staff recommends that the BPC grant concept approval for the proposed project.

2013-202

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners of the San Diego Unified Port District does hereby grant concept approval to Bartell Hotels, California Limited Partnership dba Humphrey's Half Moon Inn and Suites for proposed interior renovations and exterior enhancements.

APPROVED AS TO FORM AND LEGALITY:
PORT ATTORNEY



By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 10th day of December, 2013, by the following vote:

AYES: Castellanos, Malcolm, Merrifield, Moore, Nelson, Smith and Valderrama

NAYS: None.

EXCUSED: None.

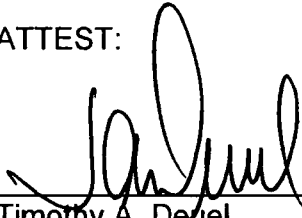
ABSENT: None.

ABSTAIN: None.



Ann Y. Moore, Chair
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

(Seal)