

**RESOLUTION 2014-54**

**RESOLUTION GRANTING CONCEPT APPROVAL  
FOR 175-ROOM SUNROAD HARBOR ISLAND  
HOTEL PROJECT AT 955 HARBOR ISLAND DRIVE**

**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**, Board of Port Commissioners (Board) Policy No. 357 requires that plans for new tenant development shall be presented to the Board for approval if the project is estimated to cost more than \$500,000; and

**WHEREAS**, Sunroad Marina Partners, LP (Sunroad) currently has a 50-year lease with the District for a 600-slip marina at 955 Harbor Island Drive, in the City of San Diego, on east Harbor Island (Existing Leasehold) that will expire in 2037; and

**WHEREAS**, on June 14, 2011, the Board granted an option to lease agreement with Sunroad for a new 55-year lease located on the Existing Leasehold site for development of a 175-room, four-story limited service hotel with ancillary meeting and fitness space, common areas, an exterior pool, and surface parking (Sunroad Hotel Project) and the Sunroad Hotel Project would remove 111 parking spaces, an existing locker building and some parking, with the existing marina offices to remain; and

**WHEREAS**, the Sunroad Hotel Project is estimated to cost more than \$500,000; and

**WHEREAS**, on June 14, 2011, the Board further granted concept approval for the Sunroad Hotel Project; and

**WHEREAS**, subsequently, a lawsuit was filed in the San Diego Superior Court entitled *Unite Here Local 30, et al. v. San Diego Unified Port District, et al.*, as Case No. 37-2011-00094537-CU-TT-CTL, challenging the adequacy of the District's compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, *et seq.*, with respect to the Sunroad Hotel Project and an associated Port Master Plan Amendment, and on May 9, 2012, the San Diego Superior Court entered judgment in the lawsuit granting in part and denying in part the relief sought by the petitioners and directing issuance of a writ of mandate; and

**WHEREAS**, on August 14, 2012, the Board adopted a resolution rescinding the concept approval; and

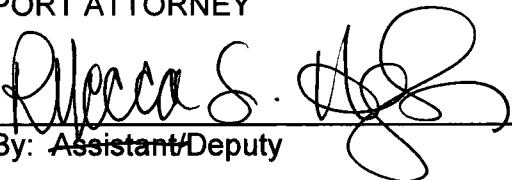
**WHEREAS**, a duly noticed meeting of the Board was held on March 4, 2014, at which the Board took the actions hereinafter set forth.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Port Commissioners of the San Diego Unified Port District, as follows:

1. The Board finds the facts recited above are true and further finds that this Board has jurisdiction to consider, approve and adopt the subject of this Resolution.

2. The Board grants concept approval to Sunroad for the Sunroad Hotel Project.

APPROVED AS TO FORM AND LEGALITY:  
PORT ATTORNEY

  
By: ~~Assistant~~ Deputy

2014-54

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 4<sup>th</sup> day of March, 2014, by the following vote:

AYES: Bonelli, Malcolm, Merrifield, Moore, Nelson, and Valderrama

NAYS: None.

EXCUSED: None.

ABSENT: None.

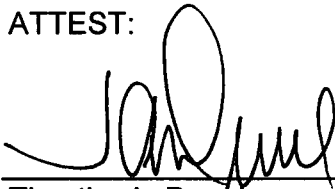
ABSTAIN: Castellanos.



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Robert E. Nelson, Chairman  
Board of Port Commissioners

ATTEST:



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Timothy A. Deuel  
District Clerk

(Seal)