

RESOLUTION 2015-61

RESOLUTION DIRECTING STAFF TO ISSUE A REQUEST FOR PROPOSALS FOR THE REDEVELOPMENT OF ANTHONY'S FISH GROTTTO OF LA MESA DBA ANTHONY'S FISH GROTTTO LOCATED AT 1360 NORTH HARBOR DRIVE, SAN DIEGO, CA AND NOT ACCEPTING PROPOSAL FROM ANTHONY'S EMBARCADERO, LLC.

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 1, (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, Anthony's Fish Grotto of La Mesa (Anthony's) currently has a 52-year lease with the District which commenced in 1965 and expires on January 31, 2017; and

WHEREAS, the leasehold, located at 1360 North Harbor Drive, in the City of San Diego, includes 31,608 square feet of building area constructed on an over-water platform; and

WHEREAS, the building is divided into three restaurant operations: 1) a 75-seat quick serve Fishette; 2) a full service 336-seat Anthony's Fish Grotto; and 3) a 105-seat event center at the Star of the Sea Room, which formerly was fine dining; and

WHEREAS, a new partnership entity, Anthony's Embarcadero, LLC (Anthony's Embarcadero), composed of Anthony's Fish Grotto of La Mesa and the Fish Market Restaurants, Inc. has submitted the redevelopment plans; and

WHEREAS, the proposed \$9.5 million redevelopment project envisions a complete renovation of the existing building that will be comprised of three distinct restaurant operations which include: 1) Fishette - a fast casual operation featuring the current Fishette's favorites such as fish and chips; 2) Anthony's - a revitalized version of the current restaurant operations, offering a classic seafood menu in a casual setting; and 3) Harbor and Ash - a new operation, replacing the Star of the Sea Room, which would be expanded to include a rooftop deck, serving seafood-centric artisanal plates, craft beers and boutique wines; and

WHEREAS, the redevelopment includes a complete revitalization of the building and surrounding location as depicted in the conceptual plans (Attachment A to the corresponding agenda sheet); and

WHEREAS, there are fewer than two years of remaining lease term and there is a high likelihood of considerable interest from third parties in the market for new development opportunities, staff recommends that the Board authorize the issuance of a Request for Proposals (RFP) for the redevelopment of the leasehold; and

WHEREAS, the RFP would provide the opportunity for proposers to submit development concepts that may differ from the Anthony's Embarcadero submittal and could potentially result in more revenue to the District in the long run; and

WHEREAS, issuance of a RFP may delay the redevelopment process by up to 18 months; however, the District would still receive rent from the existing restaurant until a new lease is negotiated; and


WHEREAS, Anthony's Embarcadero has indicated to staff that it would submit its proposal in response to a RFP.

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

That the Assistant Executive Director or his designated representative is hereby authorized and directed on behalf of the San Diego Unified Port District to issue a Request for Proposals for the redevelopment of Anthony's Fish Grotto of La Mesa dba Anthony's Fish Grotto located at 1360 North Harbor Drive, San Diego, CA and not accepting proposal from Anthony's Embarcadero, LLC.

APPROVED AS TO FORM AND LEGALITY:

GENERAL COUNSEL



By: ~~Assistant~~ Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 12th day of May, 2015, by the following vote:

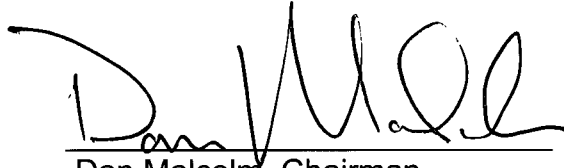
AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, and Nelson.

NAYS: Valderrama.

EXCUSED: None.

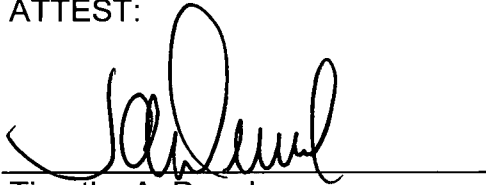
ABSENT: None.

ABSTAIN: None.



Dan Malcolm, Chairman
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

