

RESOLUTION 2015-62

**RESOLUTION GRANTING CONCEPT APPROVAL
FOR THE PROPOSED LANE FIELD SOUTH HOTEL
PROJECT, LOCATED AT THE CORNER OF WEST
BROADWAY AND PACIFIC HIGHWAY IN THE CITY
OF SAN DIEGO**

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, LPP Lane Field, LLC (Developer), has an option to lease agreement with the District for development of a 400-room hotel on the Lane Field South site (the "Lane Field South Option"); and

WHEREAS, the proposed Lane Field South project consists of a high quality, modern architectural style building approximately 200 feet tall with a full service hotel, ground floor retail shops and restaurants, and parking in a below-grade structure; and

WHEREAS, per the Lane Field South Option, the hotel brand must be comparable or superior in quality to an "InterContinental Hotel"; and

WHEREAS, a total of 686 parking spaces must be provided, of which 271 are designated for public use. Between the Lane Field North and Lane Field South towers a total of 1,100 parking spaces are provided with 300 designated for public parking; and

WHEREAS, the Developer will also complete the public improvements on West Broadway between Harbor Drive and Pacific Highway to comply with the North Embarcadero Visionary Plan's Uniform Control Plan; and

WHEREAS, per the requirements of the Lane Field South Option, the Developer held public outreach meetings on February 19, 2015 and April 1, 2015 to solicit input on the initial design of the hotel; and

WHEREAS, the Developer received generally positive feedback on the design and subsequently submitted their application for concept approval to the District; and

WHEREAS, staff has reviewed the Developer's design and believes that it is consistent with both the Lane Field South Option and the Coastal Development Permit.

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

That concept approval for the proposed Lane Field South Hotel project, located at the corner of West Broadway and Pacific Highway in the City of San Diego, is hereby granted and includes the following design deviation:

That the concept approval granted above includes a deviation to the Baseline Guidelines in the Declaration of Reciprocal Easements and Covenants modifying Paragraph 2(a) of Exhibit D to be 285 feet (as referenced in Attachment D to the corresponding agenda sheet).

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:

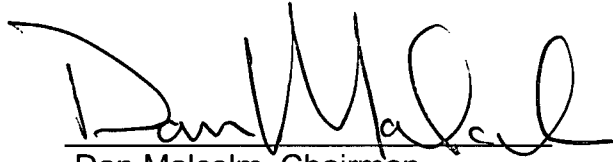
AYES: Bonelli, Merrifield, Moore, Nelson, and Valderrama.

NAYS: None.

EXCUSED: Castellanos and Malcolm.

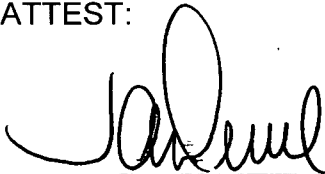
ABSENT: None.

ABSTAIN: None.



Dan Malcolm, Chairman
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk



(Seal)