

# Dual project proposed at site

By **CARLOS RICO**  
*The Daily Transcript*

Eight weeks after a mixed-use complex was denied, the owners of the Fat City/China Camp property have submitted an application to the Centre City Development Corp. for a dual hotel project.

Developers **GLJ Partners** and Jonathan Segal, representing the Fat City/China Camp property, said Tuesday they filed the paperwork and CCDC will begin to hear the details of the proposed hotel project at the board's April 25 meeting.

Located on the corner of Pacific Highway and Hawthorn Street, the proposed six-story, 239,100-square-foot project will include a standard hotel and an all-suites hotel, able to accommodate 364 guests.

The project also is slated to have a basement parking garage and surface parking, two pools and spas, two dining rooms, meeting rooms, a gym, and two retail and restaurant spaces totaling 2,500 square feet.

The planned dual hotel is designed by Los Angeles-based **Gene Fong Associates**.

Construction costs are estimated at \$40 million.

On Feb. 14, CCDC Chairman Kim John Kilkenny denied the Coastal

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and Centre City Development permits for the proposed Fat City Lofts project.

The proposed project called for a six-story, mixed-use structure that would house 232 apartment units, 4,485 square feet of ground-floor retail space and a 294-car parking lot on a 62,809-square-foot site on Pacific Highway across from **Solar Turbines**.

Kilkenny cited the project's inconsistency with the 2008 city of San Diego General Plan Economic Prosperity Element and the Centre City Community Plan.

Solar Turbines had been against the lofts project, stating that a residential project near its facility could possibly force the industrial gas turbine manufacturer plant to close because new environmental regulations and concerns would appear if housing were placed next to its operations.

Kilkenny's decision was appealed to the San Diego Planning Commission by the developers. The developers have now asked the Planning Commission for a 60-day delay to enable the hotel proposal to move through the permitting process.

"Our hotel proposal has a number of benefits for the city and the surrounding neighborhood," said Garth Erdossy, president of GLJ Partners, in a written statement. "The hotels will connect Little Italy to the North Embarcadero and will be a catalyst in the transformation of what currently is a 'dead zone' along Pacific Highway in North Little Italy."

Former opponents of the Fat City Lofts apartment project have been



*Courtesy photo*

**A rendition shows what the proposed dual hotel project would look like on the Fat City/China Camp location in downtown San Diego if built. Developers GLJ Partners and Jonathan Segal have filed an application for the project with the Centre City Development Corp.**

quick to embrace the hotel project.

Solar Turbines President Jim Umpleby released a statement saying, "Building a hotel on the Fat City site would represent a 'win-win' scenario for all, and we fully support the developer's new plan."

GLJ Partners has also received

word that the board of the Greater San Diego Chamber of Commerce has voted unanimously to support the hotel project and that the Downtown San Diego Partnership and the Little Italy Association have also opted to support it.

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