

RESOLUTION 2013-61

**RESOLUTION AUTHORIZING ISSUANCE OF AN
APPEALABLE COASTAL DEVELOPMENT PERMIT
FOR PACIFIC GATEWAY, LTD FOR PROPOSED
FACILITIES IMPROVEMENT PROJECT LOCATED
AT 333 WEST HARBOR DRIVE 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 I (Port Act); and

WHEREAS, the District has proposed the San Diego Marriott Marquis & Marina Facilities Improvement Project ("Proposed Project"); and

WHEREAS, the Proposed Project proposes to redevelop the portions of the existing site by constructing a new Marriott Hall, Marina Terrace, Marina Walk and related improvements; and

WHEREAS, the applicant for the Proposed Project is Pacific Gateway, Ltd., doing business as San Diego Marriott Marquis & Marina ("Project Applicant"); and

WHEREAS, the property which is subject to the Proposed Project consists of approximately 5.4 acres of land located in the Marina Zone of Planning District 3 (Centre City/Embarcadero) of the District and is bounded by the San Diego Bay and the Embarcadero Promenade to the west, the Hyatt Hotel to the north, Harbor Drive and the Martin Luther King Jr. Promenade to the east, and the San Diego Convention Center to the south; and

WHEREAS, improvements implemented by the Proposed Project will provide enhanced public access and visitor-serving uses; and

WHEREAS, the Proposed Project site is located in Planning District 3 (Centre City/Embarcadero) of the Port Master Plan and is designated for Commercial Recreation and Promenade uses; and

WHEREAS, the Port District is the trustee of said tidelands; and

WHEREAS, an application has been prepared for a Coastal Development Permit to provide for implementation of the Proposed Project; and

WHEREAS, the Board of Port Commissioners of District held a noticed public hearing on the Coastal Development Permit on May 7, 2013; and

WHEREAS, the Board of Port Commissioners finds that said application and attachments contain correct and accurate statements of fact; and

WHEREAS, the Board has concluded that the Proposed Project conforms to the District Master Plan; and

WHEREAS, as the lead agency under the California Environmental Quality Act (CEQA) and pursuant to Section 15074, *et seq.* of Title 14 of the California Code of Regulations ("CEQA Guidelines"), the Board has considered and certified the Final Environmental Impact Report (Final EIR) and adopted Addendum # 1 to the Final EIR for the Proposed Project as required by law.

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

1. The Proposed Project, in general, consists of: demolition of the existing 27,000-square-foot Marriott Hall ballroom, landscaping, marina restroom building, asphalt, and removal of a total of 403 surface and covered parking spaces; construction of a new and expanded Marriott Hall structure with ballroom and exhibit hall space, an outdoor event area (Marina Terrace), public access corridor improvements (Marina Walk), new restroom building, and landscaping; and relocation of two existing mechanical cooling towers to allow for construction of Marina Walk, and addition of two new cooling towers, for a total of four cooling towers, located within Planning District 3 (Centre City/ Embarcadero), of the District Master Plan.

2. The Proposed Project is consistent with the use and development concept for the project area as provided in the District Master Plan and, as such, is an Appealable Development which conforms to the certified District Master Plan. The Proposed Project is located between the sea (as defined in the Coastal Act) and the first inland continuous public road paralleling the sea, and the Proposed Project is consistent with Public Resources Code Sections 30604(a) and 30210-30224, and the Coastal Act public access and recreation policies referenced therein. Furthermore, the Proposed Project meets the provisions of the South Embarcadero Parking Management and Monitoring Program relating to: non-automotive transportation, employee and staff parking, automobile parking reduction, maximum feasible on-site parking, and providing for off-site parking to meet peak demand.

3. The Proposed Project which is entitled the "San Diego Marriott Marquis & Marina Facilities Improvement Project" is consistent with and conforms to the District Master Plan, and accordingly, the Executive Director or his authorized representative is hereby authorized and directed to issue a Coastal Development Permit for the Proposed Project for said Project after passage of the Ten (10) working day appeal period as described in the Coastal

Development Permit Regulations of the District. Said Coastal Development Permit shall require compliance with the Standard Provisions and Short-Term Constructions Measures incorporated therein, and in particular the conditions listed under the Special Provisions section, including the Mitigation Monitoring and Reporting Program adopted with respect to the Final EIR for the Proposed Project.

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 7th day of May, 2013, by the following vote:

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

NAYS: None.

EXCUSED: None.

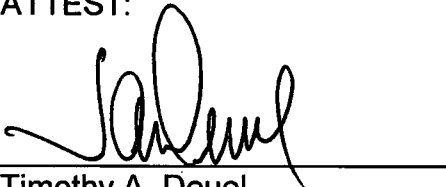
ABSENT: None.

ABSTAIN: None.



Ann Y. Moore, Chair
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

(Seal)