



**CEQA and COASTAL DETERMINATIONS  
and  
NOTICE OF APPROVAL**

**Project:** Lobby Renovation and Lounge Conversion by Marriott Marquis San Diego Marina at Centre City Embarcadero  
**Location:** 333 West Harbor Drive, San Diego, CA 92101  
**Parcel No.:** 019-003  
**Project No.:** 2020-076  
**Applicant:** Tim Herrmann, General Manager, Marriott Marquis San Diego Marina, 333 West Harbor Drive, San Diego, CA 92101  
**Date Approved:** September 2, 2020

**PROJECT DESCRIPTION**

The proposed project would involve renovation of an existing lobby and conversion of lounge space to its' previous historical guest room configuration by Marriott Marquis San Diego Marina (Tenant) in the City of San Diego, California. Work to specifically complete the proposed project would involve interior improvements within the North and South Tenant Towers. The following improvements would occur within the North Tower:

- Demolition of the existing interior hallway space in the south side of the North Tower on the 2<sup>nd</sup> floor, including existing furniture, stud walls, finishes, and electrical components, as required.
- Construction of a 108-seat dining lounge, buffet, grab and go, hydration station, business center, and a pantry within a newly laid out M-Club lounge (approximately 3,284 square feet [sq. ft.]
- Installation of seating and lounge furniture for a new lobby lounge (approximately 6,400 sq. ft.)

The following improvements would occur within the South Tower:

- Demolition of the existing six (6)-bay concierge lounge on the 24<sup>th</sup> floor including removal of existing furniture, furnishings, corridor and interior partition stud walls, doors and frames, finishes, window treatments, plumbing, light, fire, and electrical fixtures, as required.
- Construction of six standard guestrooms to their original configuration, increasing the number of guestrooms to their previous historical number of 1,366 rooms total.
- Installation of furnishings, finishes, and associated utilities for the converted guest rooms.

Construction of the proposed project is anticipated to occur in two phases. Phase 1 would occur in Winter 2020 and Phase 2 would occur in Fall 2021; each phase would take approximately six months to complete, respectively.

Due to its nature and limited scope, construction of the proposed project would generate a minor amount of vehicle trips and would require limited use of equipment. Therefore, significant impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Tenant would be responsible for complying with all applicable federal, state, and local laws regarding construction demolition debris, hazards and hazardous materials, and stormwater.

The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

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**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

***CATEGORICAL DETERMINATION***

Categorical Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities; and SG §15302, Class 2/Section 3.b: Replacement or Reconstruction

- 3.a. Existing Facilities (SG § 15301) (Class 1): Includes operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing, including but not limited to:

- (3) Interior and exterior remodeling or alterations, involving negligible or no expansion of use beyond that previously existing, including, but not limited to, marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; or mechanical systems and equipment.
- (5) Minor exterior or interior alterations to incorporate architectural changes.

AND/OR

- 3.b. Replacement or Reconstruction (SG § 15302) (Class 2): Includes replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced.

The proposed project is determined to be Categorical Exempt pursuant to the CEQA Guidelines and the Sections of the District's *Guidelines for Compliance with CEQA* as identified above. These are appropriate for the proposed project because it consists of the renovation of an existing lobby and conversion of lounge space to guest rooms, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the reconstruction of existing facilities, would be located on the same site as the facilities replaced, and would have substantially the same purpose and capacity. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Pursuant to CEQA Guidelines Section 15062, a 35-day statute of limitations for this CEQA exemption shall apply from the date a Notice of Exemption is posted with the San Diego County Clerk, or a 180-day statute of limitations for this CEQA exemption shall apply if no Notice of Exemption is filed.

### **CALIFORNIA COASTAL ACT**

#### ***PORT MASTER PLAN CONSISTENCY***

Planning District: 3 - Centre City Embarcadero (Precise Plan Figure 11)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it consists of the renovation of an existing lobby and conversion of lounge space to guest rooms, consistent with the existing certified Land use designation. The proposed project would not change the use of the site nor would it interrupt or expand the existing conforming use of the site.

#### ***CATEGORICAL DETERMINATION***

The proposed project conforms to the Coastal Development Permit (CDP) (A81-3-33) for the Inter-Continental Hotel Beach and Bay Resort, issued on March 22, 1982; an amendment to the CDP to accurately reflect the existing tower and to incorporate the second tower and conference center, issued on May 25, 1984; and the CDP (2013-04) for the San Diego Marriott Marquis and Marina Facilities Improvement Project, issued on May 7, 2013 (Resolution No. 2103-61).

**CALIFORNIA PUBLIC TRUST DOCTRINE**

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all visitor-serving commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

RANDA CONIGLIO  
President/CEO

Determination by:  
Michael Paul  
Assistant Planner  
Development Services

Signature: Michael Paul  
Date: Sep 2, 2020

Deputy General Counsel

Signature: Rebecca Harrington  
Date: Sep 2, 2020