



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

Project: Interior Conversion for Topgolf 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.: 2021-057
Applicant: Steve Rossi, Architect, Rossi Architecture, 2640 Financial Court Suite C, San Diego, CA 92117
Date Approved: Jul 19, 2021

PROJECT DESCRIPTION

The proposed project would involve interior tenant improvements for renovation and conversion of an existing second-floor 3,854 square foot (sq. ft.) banquet area to a simulated golf entertainment venue by Marriot Marquis San Diego Marina (Tenant) in the City of San Diego California. Work to specifically complete the proposed project would involve conversion of the existing peripheral banquet area into a forty (40) seat lounge and reception area on the eastern side of the building and conversion of the inner banquet areas at the main floor level into three (3) golf simulators with seating areas and two (2) storage rooms at the western side of the building. In addition, two existing stairs will and one (1) lift connecting the two floors will be filled and relocated and a third staircase would be installed. A new access vestibule to the existing Banquet Service/Kitchen will be created to replace the two existing accesses, which will be enclosed for the new storage rooms. Miscellaneous finish restorations will be made to the existing Banquet Service room while the existing Men's and Women's restrooms will receive minor adjustments and repair as needed for compliance with current ADA requirements. Construction of the proposed project is anticipated to occur in Summer 2021 and would take approximately two months to complete.

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemptions: SG §15301, Class 1/Section 3.a: Existing Facilities; SG §15302, Class 2/Section 3.b: Replacement or Reconstruction; and SG §15303, Class 3/Section 3.c: New Construction or Conversion of Small Structures

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.

AND/OR

- 3.c. New Construction or Conversion of Small Structures (SG § 15303) (Class 3): Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure.

The proposed project is determined to be Categorically 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 and conversion of existing banquet area to a commercial hotel entertainment use, would not result in a significant cumulative impact due to the continuation of the existing hotel use, would consist of the reconstruction of existing facilities, and would be located on the same site as the facilities replaced. 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 and conversion of existing banquet area to a commercial hotel entertainment use, 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

Categorical Exclusions: Section 8.a: Existing Facilities; Section 8.b: Replacement or Reconstruction; and Section 8.c: New Construction or Conversion of Small Structures

- 8.a. Existing Facilities: The 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:
- (1) Interior or exterior alterations involving such things as partitions, plumbing, and electrical conveyances;
 - (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services
 - (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreational facilities;

AND/OR

- 8.b. Replacement or Reconstruction: Replacement or reconstruction of existing structures and facilities where the new structure will be located essentially on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

AND/OR

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property.

The proposed project is determined to be Categorical Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above. These are appropriate for the proposed project because it consists of the renovation and conversion of existing banquet area to a commercial hotel entertainment use, would involve negligible expansion of use beyond that previously existing, and would be located essentially on the same site as the facility replaced.

Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all 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.

J. STUYVESANT
President/CEO

Determination by:
Juliette Orozco
Associate Planner
Development Services

Signature: Juliette Orozco
Date: Jul 19, 2021

Deputy General Counsel

Signature: Christopher Burt
Date: Jul 19, 2021