



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

Project: Coronado Plaza Canopy Replacement and Installation of Tent Anchor System by Marriott Marquis Hotel and Marina
Location: 333 West Harbor Drive, San Diego, CA 92101
Parcel No.: 019-003
Project No.: 2023-125
Applicant: Karlee Hartman, Director of Event Management, Marriott Marquis San Diego Marina, 333 West Harbor Drive, San Diego, CA 92101; (619) 230-8310
Date Approved: 01/11/2024

PROJECT DESCRIPTION

The proposed project would involve the replacement of existing exterior canopies and the installation of a new tent anchoring system by Pacific Gateway, LTD. dba San Diego Marriott Marquis Hotel and Marina (Applicant) in the city of San Diego, California. The project is located on the deck level of Coronado Plaza, a second-story outdoor area that resides at the most southern end of the Applicant's property. Coronado Plaza is currently used by the Applicant for overflow conference/convention attendees and special events, such as weddings. There is an existing 50' by 60' event tent located in the southern corner of Coronado Plaza that has been used by the Applicant for 10 or more years. The event tent is in a location that does not impede public views from downtown San Diego because the area is blocked by the San Diego Convention Center. The existing event tent is currently held in place using concrete blocks, and the proposed project would involve the installation of a more efficient tent anchoring system using tie-down roof mount anchors to support the existing structure. The proposed project would also involve the in-kind replacement of existing exterior door canopies at the entrances of the Coronado Plaza. All existing door canopies, structural framing, and posts would be removed, disposed of, and replaced. New planters, guardrails, and seat benches would be installed near the entrances to the deck following replacement of the canopies.

Construction of the proposed project is anticipated to occur in approximately early 2024 and would take approximately three (3) weeks to complete, with ongoing maintenance as needed. All project staging would occur within the Applicant's leasehold.

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, impacts related to air quality, greenhouse gas emissions, and transportation and traffic are not anticipated to occur. Furthermore, the Applicant 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: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with the CEQA Section 3.a: Existing Facilities; CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with the CEQA Section 3.b: Replacement or Reconstruction; and CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with the CEQA Section 3.c: New Construction or Conversion of Small Structures

- 3.a. Existing Facilities: 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.

AND/OR

- 3.b. Replacement or Reconstruction: 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: 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 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 would consist of the in-kind replacement of existing exterior canopies which would be located on the same site as the structures replaced and would have substantially the same purpose and capacity. The proposed project would also involve the installation of small tent anchoring equipment to better stabilize an existing event tent structure that would not result in a significant cumulative impact due to the continuation of the existing use and would involve no expansion of use beyond that previously existing. 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 would involve the in-kind replacement of existing canopies and installation of an event tent anchor system 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 uses 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.

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 would consist of the in-kind replacement of existing exterior canopies that would be located essentially on the same site as the structures replaced and will have substantially the

same purpose and capacity as the structures replaced. The proposed project would also involve the installation of a new tent anchoring system to better secure an existing event tent that would involve negligible or no change of existing use of the property, would not result in an increase or change in intensity of use, and would not block public views from downtown San Diego due to the proximity of the San Diego Convention Center.

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 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
Acting President/CEO

Determination by:
Lillian Mattes
Associate Planner
Development Services

Signature: Lillian Mattes
Date: 01/11/2024

Deputy/Assistant General Counsel

Signature: Shiraz D. Tangri
Date: 01/11/2024