



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

Project: Manchester Grand Hyatt Guestroom Renovations
Location: 1 Market Place, San Diego, CA 92101
Parcel No.: 019-001
Project No.: 2024-092
Applicant: Dena Roady, General Manager, Manchester Grand Resorts, L.P., 1 Market Place, San Diego, CA 92101; 619-358- 6995
Date Approved: 10/2/2024

PROJECT DESCRIPTION

The proposed project would involve the phased renovation of existing hotel guestrooms, suites, and corridors at the Manchester Grand Hyatt Hotel by Manchester Grand Resorts, L.P. (Applicant) in the city of San Diego, California. Work to specifically complete the proposed project would involve the Phase 1 renovation of the Seaport Tower rooms which would include new paint, flooring, window treatments, and furniture, fixtures, and equipment. Guestroom bathroom renovations would include new vanities, mirrors, tile shower & tub surrounds and tile flooring. The Seaport Tower would have approximately 350 bathtubs converted to showers. Phase 2 renovation of the Harbor Tower rooms would include new paint, flooring, window treatments, and furniture, fixtures, and equipment. Guestroom bathroom renovations would also include new vanities and mirrors. The proposed renovations would be installed across approximately 600,000 square feet and 1628 guestrooms, suites, and corridors within the Seaport and Harbor Towers and would be limited to the interior of the hotel. There would be no increase in the capacity of rooms, no guestroom demising walls would be altered, and there would be no expansion of any kind.

Construction for the Seaport Tower renovation would commence in February 2025 and would take approximately nine (9) months to complete; construction for the Harbor Tower renovation would commence in October 2025 and would take approximately eight (8) months to complete. During construction there would be approximately 75 workers per day at peak times, approximately 6 days per week, that would park onsite in the hotel parking structure or at nearby public lots. There would be multiple rooms on a specific floor taken out of order/availability at one time for renovation, and 4 floors of the hotel occupied at one time during each phase. All guestrooms on a single floor would be renovated in approximately 35 days. Equipment used during construction would include hand/power tools, pallet jacks, and furniture dollies.

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 CEQA Section 3.a: Existing Facilities; CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction; and CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with 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, 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.

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 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 is for the phased interior renovation of an existing hotel that would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the replacement/reconstruction of an existing structure, would be located on the same site as the structure replaced, and would have substantially the same purpose and capacity and would consist of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. 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 interior renovations of an existing hotel 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 Exclusion: Section 8.a: Existing Facilities; and Section 8.b: Replacement or Reconstruction

- 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:

- (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, including but not limited to:

- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

The proposed project is determined to be Categorically Excluded pursuant to the Sections of the District's *Coastal Development Permit Regulations* as identified above because it would involve the interior renovation of an existing hotel that would involve no expansion of use beyond that previously existing, would be located essentially on the same site as the structure replaced, and would have substantially the same purpose and capacity as the structure 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 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:
Betsy Viramontes
Assistant Planner
Development Services

Signature: Betsy Viramontes
Date: 10/2/2024

Deputy General Counsel

Signature: Shiraz Tangri
Date: 10/2/2024