

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

Project: Installation of Signage at Roy's Restaurant at South Embarcadero
Location: 333 W Harbor Drive, San Diego, CA 92101
Parcel No.: 019-003
Project No.: 2024-097
Applicant: Tom Tabler, General Manager, Marriott Marquis San Diego Marina, 333 W Harbor Drive, San Diego, CA 92101; (619) 230-8900
Date Approved: 10/21/2024

PROJECT DESCRIPTION

The proposed project would involve the installation of two (2) illuminated signs for Roy's Restaurant by Marriott Marquis San Diego Marina (Applicant) in the City of San Diego, California. The proposed signs would be mounted in two locations around the restaurant. One would be a top mounted sign on an existing trellis oriented to face oncoming promenade traffic; the other sign would be a pole sign mounted within an existing planter box fronting the southwestern entrance of the restaurant. The dimensions of the proposed sign mounted to the existing trellis would be approximately 37-inches-long by 24-inches-high channel letters alongside an approximately 38-inches-long by 9-inches-high tagline box. The proposed sign mounted in the planter would be approximately 18-inches-long by 18-inches-high. Existing landscaping in the planter box would not be removed or significantly altered to install the sign. Both signs would be backlit by lighting sources that would not exceed 2700 kelvins. Sign installations would take approximately one (1) day and would require a crew of approximately two (2) personnel. There would be no closure of the restaurant, sidewalks, or walkways during the installation period.

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; and CEQA Guidelines Section 15311 (Class 11)/District Guidelines for Compliance with CEQA Section 3.i: Accessory 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.i. Accessory Structures: Includes construction, or placement of minor structures accessory to (appurtenant to) existing facilities, including:

(3) On-premise signs.

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 because it would consist of the installation of on-premise signage that 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 installation of on-premise signage for a restaurant 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; 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.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, including but not limited to:

- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile, food units, portable restrooms, or similar structures.

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 consist of the installation of on-premise signs that would involve no expansion of use beyond that previously existing and no change of existing use of the property.

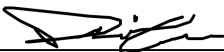
Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

CALIFORNIA PUBLIC TRUST DOCTRINE

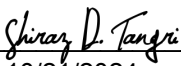
The proposed project complies with Section 87.(a)(2) of the Port Act, which allows for all commercial and industrial uses and purposes, and the construction, reconstruction, repair, and maintenance of commercial and industrial buildings, plants, and facilities. The Port Act was enacted by the California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

RANDA CONIGLIO
Acting President/CEO

Determination by:
Davin Cox
Assistant Planner
Development Services

Signature: 
Date: 10/21/2024

Assistant/Deputy General Counsel

Signature: 
Date: 10/21/2024