



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

Project: Sally's Restaurant and Bar Renovation in the Embarcadero  
Location: 1 Market Place, San Diego, CA, 92101  
Parcel No.: 019-001  
Project No.: 2024-103  
Applicant: Dena Rody, General Manager, Manchester Grand Resorts, L.P. dba Manchester Grand Hyatt, 1 Market Place, San Diego, CA, 92101; 619-358-6995  
Date Approved: 11/12/2024

**PROJECT DESCRIPTION**

The proposed project would involve interior and exterior renovations to the existing Sally's Restaurant and Bar by the Manchester Grand Hyatt (Applicant) in the city of San Diego, California. Work to complete the proposed project would involve the following:

Exterior work:

- The restaurant's west-facing and south-facing doors and windows would be replaced with folding glass doors, including the installation of a new threshold/drain below the doors.

Interior work:

- New bar tops, service stations, interior archway, lighting, sound systems, electrical, HVAC, plumbing and furniture, fixtures and equipment (FF&E)
- Extension of existing gas and plumbing lines in kitchen area
- New restroom finishes
- Reducing height of interior walls at the upper bar and modifications to the back bar millwork
- Removal and relocation of interior stairs
- Short trenching for plumbing renovations
- Addition of approximately 20 indoor seats

Construction of the proposed project is anticipated to begin in December 2024 and would take approximately four (4) months to complete. Equipment needed for construction would include hand tools and other small-scale construction equipment. The delivery area for the proposed project would be at the end of the cul-de-sac on Market Place. Construction access would be along the northern path between Market Place and the courtyard at Sally's. The staging area for the proposed project would be within the courtyard of Sally's. Throughout construction, public access would be maintained, including on the Embarcadero promenade, the Galleon Way promenade, and the southern path between Seaport Village and Sally's Restaurant.

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.

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**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 15302 (Class

2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction

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.

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 renovation of an existing restaurant and bar and would involve a negligible 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 reconstruction of an existing facility, would be located on the same site as the structure 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 would consist of the renovation of an existing restaurant and bar, 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.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.

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 renovation of an existing restaurant and bar, would involve negligible 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:  
Justin Huitema  
Assistant Planner  
Development Services

Signature: Justin Huitema  
Date: 11/12/2024

Assistant/Deputy General Counsel

Signature: Shiraz D. Tangri  
Date: 11/12/2024