



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

Project: Del Frisco's Rebranding
Location: 901 Bayfront Court, Suite 105 San Diego
Parcel No.: 018-002
Project No.: 2025-003
Applicant: Carey Owens, Vice President - Asset Management, Portman Holdings, 303 Peachtree Center Ave NE, Atlanta, Georgia 30303; (404) 771-1855
Date Approved: 1/28/2025

PROJECT DESCRIPTION

The proposed project would consist of the replacement of exterior on-premise signage for the rebranding of an existing restaurant facility to another restaurant facility located on the first floor at Lane Field South by LFS Development, LLC (Applicant) in the city of San Diego, California. The Applicant is proposing the rebranding of the Del Frisco's restaurant into a Mastro's Ocean Club in the same location. The proposed project would involve the removal of Del Frisco's existing signage on the west and south side exterior walls facing the bay and W Broadway, respectively, to be replaced with Mastro's Ocean Club signage. Work to specifically complete the proposed project would involve the installation of three (3) internally illuminated reverse channel letter displays, not to exceed 2700 Kelvins, a non-illuminated background wall display, and seven (7) new glass vinyl logo layouts. There would be no increase in seating capacity.

Sign installations are anticipated to occur in Winter 2025, and would take approximately 30 days 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, 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

The District originally approved development of the Lane Field site for hotel, retail and office use as part of the North Embarcadero Alliance Visionary Plan (NEAVP). The potential environmental impacts of the proposed uses were analyzed in the Master Environmental Impact Report (MEIR) for the NEAVP, which was certified by the District on April 25, 2000 (Resolution 2000-82). Pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15179, the Board adopted Resolution 2006-131 on August 8, 2006, which found that: (1) no substantial changes have occurred with respect to the circumstances under which the NEAVP MEIR was certified; (2) the MEIR is adequate for use in the review of subsequent projects; and, (3) the mitigation measures contained in the NEAVP MEIR and Mitigation Monitoring and Reporting Program adopted by the Board under Resolution 2000-82 remain in effect and are applicable for subsequent projects described in the MEIR. The District subsequently prepared an Addendum to the MEIR for development of the Lane Field North and South parcels with a total of 800 hotel rooms and 80,000 square feet of retail space. The District adopted the Addendum on January 8, 2008 (Resolution No. 2008-14). The proposed project is consistent with the project analyzed in the Addendum because the replacement of exterior on-premise signage and operation of a restaurant is an allowed use identified for Lane Field South, which was envisioned to include approximately 50,000 square feet of retail uses, including street level restaurants, and shopping, ballrooms, meeting rooms, and pools. The proposed project is not a separate "project" for CEQA purposes but is a subsequent discretionary approval related to a previously approved project. (CEQA

Guidelines§ 15378(c); Van de Kamps Coalition v. Board of Trustees of Los Angeles Comm. College Dist. (2012) 206 Cal.App.4th 1036.) Accordingly, the proposed project is merely a step in furtherance of the original project for which environmental review was performed and no further environmental review is required.

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 replacement of exterior on-premise signage 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

The District authorized issuance of a Coastal Development Permit (CDP) for the Lane Field Hotel project. The CDP was subsequently appealed by the California Coastal Commission (CCC). On January 8, 2009, the CCC determined the project complied with CEQA and approved the CDP for the Lane Field Hotel project (A-6-PSD-08-04/A-6-PSD-08-101). Furthermore, on April 13, 2011, the CCC approved the CDP for the NEVP Phase 1 project, with the understanding that an amendment to the Lane Field CDP would be required to include the Setback Park in the redesign of the hotel development. On February 6, 2013, the CCC authorized an amendment to the Lane Field CDP to incorporate the Setback Park as part of the project (A-6-PSD-08-04-A 1). On March 7, 2013 the CCC authorized an extension to the Lane Field CDP (A-6-PSD-08-004-E1). On November 8, 2013, the CCC authorized an amendment to the Lane Field CDP to extend the expiration date to January 8, 2015 (A-6-PSD-08-004-E2). On September 22, 2015, the CCC authorized a second amendment to the Land Field CDP to modify the project description and Public Access Plan concerning the publicly accessible terrace and restaurant components of the project (A-6-PSD-08-004-A2). On January 11, 2016, the CCC authorized a third amendment to the Lane Field CDP to modify the project description to extend the required construction start date by six months from February 6, 2016, to August 6, 2016 (A-6-PSD-08-004-A3). On February 8, 2018 the CCC authorized a fourth amendment to the Lane Field CDP to incorporate a temporary electronic public art installation (A-6-PSD-08-004-A4). On July 10, 2019, the CCC authorized a fifth amendment to the Lane Field CDP to allow an area designated as visitor-serving retail and restaurant on Level 2 of Lane Field North to be used as an event space (A-6-PSD-08-004-A5). On August 13, 2021, the CCC authorized a sixth amendment to the Lane Field CDP to temporarily allow an area designated as visitor-serving retail on the ground floor of Lane Field South to be used as office space for a 12-month term, with an option to extend for six months if there are no changes to the circumstances (A-6-PSD-08-004-A6). Finally, on February 10, 2022, the CCC authorized a seventh amendment to the Lane Field CDP to make permanent the temporary electronic public art installation authorized by the fourth amendment (A-6-PSD-08-004-A7). The proposed project is consistent with the project description in the CCC-issued CDP, as amended, and was confirmed to be consistent with the CCC-issued CDP by CCC staff via email on January 23, 2025. No additional action under the California Coastal Act is required at this time.

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.

SCOTT CHADWICK
President/CEO

Determination by:
Betsy Viramontes
Assistant Planner
Development Services

Signature: Betsy Viramontes
Date: 1/28/2025

Assistant/Deputy General Counsel

Signature: Rebecca Harrington
Date: 1/28/2025