



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

Project: Improvements to Interior Hotel Spaces and Third Floor Pool Deck and Health Club by Manchester Grand Hyatt  
Location: 1 Market Place, San Diego, CA 92101  
Parcel No.: 019-001  
Project No.: 2025-018  
Applicant: Dena Roady, General Manager, Manchester Grand Hyatt, 1 Market Place, San Diego, CA 92101, (619) 358-6995  
Date Approved: 4/9/2025

**PROJECT DESCRIPTION**

The proposed project would involve interior and exterior improvements by Manchester Grand Hyatt in the city of San Diego, California. Work to specifically complete the proposed project is outlined below:

Third floor pool deck and health club:

The proposed project would involve removing and replacing the existing pool located on the 3<sup>rd</sup> floor of the Manchester Grand Hyatt, demolition and infill of the 3<sup>rd</sup> floor jacuzzi and the adjacent bench wall, improvements to the pool deck, removal of cabanas, and renovation of the adjacent health club space.

In 2023, the aluminum pool vessel, located southeast of the property’s south tower, reached the end of its operational life, was drained, and decommissioned by the County’s Health Department. Since then, the pool deck area has been closed to hotel guests. Work to specifically complete the proposed pool replacement is outlined as follows:

- Like-for-like replacement of the existing 75-foot-long by 25-foot-wide 3<sup>rd</sup> floor pool.
- Cut of existing deck by approximately 2 feet to allow for installation and waterproofing.
- Demolition and infill of the adjacent jacuzzi and curved bench wall with concrete to match existing grade.
- Removal of existing cabanas and replacement with new moveable furniture.
- Installation of radiant heaters.

The proposed project would also include renovation of the existing adjacent health club space. The panel system between the pool deck and health club, consisting of non-structural windows and doors, would be modified with the addition of Nana Walls (an accordion-style opening window and wall system) to allow for a larger opening between the interior and exterior space. Work to specifically complete the modifications and improvements to the interior space of the health club is outlined as follows:

- Minor improvements to walls including new paint, replacement of wallcoverings, wall finishes, and trim, wood paneling, as well as removal and replacement of non-structural interior walls.
- Replacement of flooring, floor drains, tile, and performing floor coring as needed to allow for required plumbing.
- Removal and replacement of existing mirrors, shelves, cabinets, food service equipment, audio and lighting controls, light fixtures, wall sconces, and decorative fixtures.
- Removal and relocation as well as improvements to the existing beverage and snack bar.
- Removal and relocation of existing toilets, showers, and partitions to an adjacent location.

To complete the proposed scope of work, contractors would utilize hand power tools, concrete saw cutters, a concrete pump, and welders. During construction, material would be brought in and hauled off using buggies and pallet jacks through the freight elevators. A crane would be required for the pool installation and removal of large debris. The crane would be placed ground-level adjacent to the project area and would avoid impacting pedestrian access. Material laydown would be located in the 3<sup>rd</sup> floor pool deck and additional construction laydown would be located at the Hotel loading dock if needed. Contractor parking would be onsite at the Hotel loading dock. In the event that the loading dock is

temporarily unavailable, the nearby surface parking lot would be utilized for necessary vehicles. 5-15 workers would be onsite daily to perform the proposed construction.

Construction of the pool deck and health club portion of the proposed project is anticipated to commence in approximately summer 2025 and would take approximately 4.5 months to complete.

Improvements to interior Hotel spaces:

The proposed project would also include minor improvements to select interior Hotel spaces near the 3<sup>rd</sup> floor pool and health spa including meeting rooms, ballrooms, bathrooms, and pre-function spaces. Work to specifically complete the proposed interior-only improvements are listed as follows:

- New paint for walls/doors, new vinyl wallcovering, new carpet, and refurbish air walls.
- Upgrade sound system.
- Select can light replacements, replace existing cove lights in-kind with modernized cove lights, and replace existing pre-function space chandeliers.
- Refurbish select elevators.
- Replacement of existing chandeliers, and modification of select chandeliers to modernize appearance.
- Remove troffer lights and replace with can lights.
- Removal and replacement of tile in one pre-function-space location.
- Replacement of existing doors with accordion doors in one pre-function-space location.
- New paint as well as replacement of vanity tops, mirrors, and backsplashes.

The proposed work for the interior Hotel spaces would be phased over an approximate two-year time frame to allow for meeting spaces and ballrooms to remain in use and available for events. The work timeframes would occur approximately during June-August and November-December of 2025, and June-August and November-December of 2026.

The Tenant 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:

- (9) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety or permits requirements, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

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 Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above because it 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 be located on the same site, and

would have substantially the same purpose and capacity as the structure replaced. 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 and exterior improvements 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:

- (4) Restoration and rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health, safety, District policy, or as required by contractual conditions.

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 Section(s) of the District's *Coastal Development Permit Regulations* as identified above because it would involve negligible or no expansion of use beyond that previously existing, would be located on the same site, and would have substantially the same purpose and capacity of 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)(5) of the Port Act, which allows for the construction, reconstruction, repair, maintenance, and operation of public buildings, public assembly and meeting places, convention centers, parks, playgrounds, bathhouses and bathing facilities, recreation and fishing piers, public recreation facilities, including, but not limited to, public golf courses, and for all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses. 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:  
Kelly Cunningham  
Assistant Planner  
Development Services

Signature: Kelly Cunningham  
Date: 4/9/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri  
Date: 4/9/2025