



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

Project: Lobby and Sundry Renovation by Westgroup Kona Kai, LLC at Kona Kai Resort
Location: 1551 Shelter Island Drive, San Diego, CA 92106
Parcel No.: 001-032
Project No.: 2025-040
Applicant: Sophia Yen, Authorized Agent, Westgroup Kona Kai, LLC, 1551 Shelter Island, Drive, San Diego, CA 92106, (424) 636-5643
Date Approved: 4/10/2025

PROJECT DESCRIPTION

The proposed project would involve a renovation of the interior lobby of the Kona Kai San Diego Resort by Westgroup Kona Kai, LLC in the city of San Diego, California. Work to specifically complete the proposed project would involve the following:

Interior Renovation of Existing Lobby and Sundry Area

- Demolish and relocate the front desk
- Convert the previous front desk area to a new sundry shop
- Convert a portion of the existing lobby to a to-go coffee bar
- Remove the existing door to the back hotel offices

Adjacent Exterior Improvements

- Remove approximately 220 square feet of existing exterior landscape surface area
- Remove approximately 25 square feet of pavers
- Trench approximately 13 cubic yards of soil
- Install a new approximately 32" X 37" X 28.5" grease interceptor and associated line outside and below ground
- Install a new 1-inch water line from the existing water service in the landscape area running into the building
- Backfill the landscape area with the same landscape in the same location
- Replace the same pavers in the same location

Construction of the proposed project is anticipated to commence in June 2025 and would take approximately 1.5 months 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, 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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemption: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities;

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 system and equipment

- (5) Minor exterior or interior alterations to incorporate architectural changes
- (10) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices.

The proposed project is determined to be Categorical Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above because it 15301: would involve no expansion of use beyond that previously existing and would not result in a significant cumulative impact due to the continuation of the existing use.

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).

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 1 - Shelter Island/La Playa (Precise Plan Figure 4);

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve the renovation of a lobby of an existing resort consistent with the existing certified Land Use designation(s). 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;

- 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:
- (1) Interior or exterior alterations involving such things as partitions, plumbing and electrical conveyances
 - (2) Public and private utilities used to provide electric power, natural gas, sewer or other utility services
 - (6) Addition of safety or health protection devices for use during construction of, or in conjunction with, existing structures, facilities, mechanical equipment, or topographical features, including navigational devices

The proposed project is determined to be Categorical Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above because it 8.d. would involve negligible or 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 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

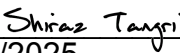
the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

SCOTT CHADWICK
President/CEO

Determination by:
Luis Duran
Senior Planner
Development Services

Signature: 
Date: 4/10/2025

Assistant/Deputy General Counsel

Signature: 
Date: 4/10/2025