



CEQA and COASTAL DETERMINATIONS and NOTICE OF APPROVAL

Project: Improvements to Interior and Exterior Hotel Spaces and Recreation, Pool and Fitness Areas by Manchester Grand Hyatt
Location: 1 Market Place, San Diego, CA 92101
Parcel No.: 019-001
Project No.: 2025-100
Applicant: Dena Roady, General Manager, Manchester Grand Resorts, L.P., 1 Market Place, San Diego, CA 92101, (619) 358-6995
Date Approved: 9/8/2025

PROJECT DESCRIPTION

The proposed project would involve interior and exterior improvements by Manchester Grand Hyatt in the city of San Diego, California. Manchester Grand Hyatt (MGH) (Applicant) is proposing a series of property improvements that are currently scheduled to occur in late 2025 through 2026. The scope of work includes interior club, restaurant, and retail updates and renovations, necessary exterior maintenance and repairs, and improvements to the exterior recreation, pool and fitness areas. Work to specifically complete these various improvements is outlined in further detail below.

Project Element 1:

- Facade Maintenance & Repairs: These repairs would include removing and replacing caulking at joints and windows, patching the Exterior Insulating Finishing System (EIFS) as necessary, pressure washing the facade, and repainting the exterior of the building. These improvements would take approximately 6-12 months to complete and would require hand tools, pressure washers, and a swing stage for facade access. Work for this portion of the proposed project is anticipated to begin fall 2025.
- Top of Hyatt and Grand Club Renovations: Work to specifically complete this component of the proposed project would include, new furniture, fixtures, equipment (FF&E), and finishes including but not limited to, carpet, paint, vinyl wallcoverings, and millwork modification. The proposed work would also include acoustic paneling, retrofit of existing lights, additional sconces, replacement of window shades, installation of new finishes in the existing bathrooms, and adding an electrical circuit in the kitchen for additional cooking equipment. These improvements would take approximately 2-3 months to complete and would utilize hand tools. Work for this portion of the proposed project is scheduled to occur from late 2025 to early 2026.
- Market 1 Renovations: Work to complete this portion of the proposed project would involve new finishes including tile flooring, wall tile, millwork, paint, wallcoverings, new lighting layout, and new retail shelving. Work would also include new food service equipment in the front of house service line and additional refrigeration and equipment replacement in the back of house kitchen. This work would require mainly hand tools with minor use of a concrete saw to cut access to allow for plumbing relocation at the service line. This portion of the proposed project would take approximately 4 months to complete and is anticipated to begin fall 2025.

Project Element 2:

- Recreation Area Renovations: The current recreation space for the Hotel is located on top of the existing parking structure. This portion of the project proposes to further activate the space to allow for improved use of the space. Work to complete this activation effort would include restriping the existing sports courts, adding synthetic turf, replacement of the existing chain link fence with glass windscreens in select locations to enhance views, installation of a shade structure with retractable fabric, and the addition of restrooms and equipment storage to the recreation area. Hand tools would be utilized for most of the proposed work. The shade structure would require approximately three (3) nonsequential days of crane use to load materials for the shade structure. Placement of the crane would be in a location that does not disrupt public access. Work to complete this portion of the proposed project is anticipated to begin early 2026.

Project Element 3:

- 4th Floor Pool and Fitness Renovations: The existing 4th floor pool and fitness space is located between the Seaport and Harbor towers, and directly above the Seaport and Grand Ballrooms. Work to complete this portion of the proposed project includes resurfacing of the existing deck, installation of new glass balustrades to reduce wind impact, relocation of the existing cabanas and fire pit, new landscaping, service bar, and shade trellis, new pool enclosure fencing, and enhancements to the children's play area. The existing pool and hot tubs would remain in their current location and receive new plaster, tile, and coping. The fitness center would receive new flooring, vinyl wall covering, and new updated equipment. Work would be completed mainly with hand tools but would require approximately three (3) nonsequential days of crane use to load materials for the shade structure, and approximately three (3) days for concrete pumping equipment. Placement of the crane would be in a location that does not disrupt public access. The pool plaster would be mixed on the deck using portable mixers. This portion of the proposed project would take approximately 6 months to complete and is anticipated to begin summer 2026.
- Seaview Renovations: Renovations to this restaurant space would include minor new finishes and improvements to existing equipment. This work would include new carpet, vinyl wall covering, paint, lighting retrofits, and induction tops to increase kitchen efficiency. All work would be completed with hand tools. This portion of the proposed project would take approximately 2-3 months to complete and is anticipated to begin summer 2026.

All construction staging required for exterior work included in the above project elements would be located on the basement level of the parking structure and the recreations space. Parking of necessary vehicles would occur at either the nearby ACE or ABM lots.

Due to its temporary nature and limited scope, construction of the proposed project would generate a minor number of vehicle trips and would require limited use of equipment, such as limited use of cranes. Minimal truck trips associated with the removal of debris and transportation of materials are anticipated to be generated for this Project. The proposed project would not result in a change in size, capacity, or operations of the hotel facility from that which is currently existing. Therefore, the Project is not anticipated to result in impacts related to air quality, greenhouse gas emissions, and transportation and traffic. 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

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 Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above because it would involve 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 be located on the same site, 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 involve minor interior and exterior improvements 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 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.

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. These are appropriate because the proposed project would involve negligible or no expansion of use beyond that previously existing and would have substantially the same purpose and capacity as the existing structure.

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

Assistant/Deputy General Counsel

Signature: Kelly Cunningham

Date: 9/8/2025

Signature: Shiraz Tangri

Date: 9/5/2025