



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

Project: Sheraton San Diego Hotel & Marina Bay Tower Exterior Improvements and Interior Common Area Refresh
Location: 1590 Harbor Island Drive, San Diego, CA 92101
Parcel No.: 006-001
Project No.: 2024-026
Applicant: Kim Berry, Senior Project Manager, TK Consulting, 4350 Von Karman Ave. Ste. 200, Newport Beach, CA 92612; (949) 433-5610
Date Approved: 11/19/2025

PROJECT DESCRIPTION

The proposed project would involve renovations at the Sheraton San Diego Hotel & Marina Bay Tower (Bay Tower Project) by SSD Holdings, LLC, in the city of San Diego, California.

The proposed project would involve the rehabilitation of the existing pool and event lawn areas, including the refreshment of existing landscape areas, and a new publicly accessible seating and view area and improved path. Work to specifically complete the proposed project is outlined below:

Pool and Event Lawn

Proposed improvements to the pool and event lawn areas, which are located on the west side of the hotel, would consist of the following:

- New furniture, fixtures, and equipment;
- Refreshment of existing landscaping;
- Replacement of existing artificial turf;
- Replacement of existing fencing that would not exceed the existing fence height;
- Installation of new fencing along the north side of the event lawn that would not exceed the existing fence height;
- Replacement of light fixtures;
- Replacement of the existing pool snack structure;
 - Replacement of existing 210 sf structure, with a new 260 sf structure in the same location
 - Placement of new footings, without change to existing foundational pad
 - Connection of plumbing to existing plumbing lines
- Application of new finishes to existing cabana structures;
- Resurfacing of the existing pool deck;
- Installation of a new ADA ramp connecting the event lawn and pool areas;
- Replacement of the existing wedding ceremony backdrop with one of the same size; and
- Replacement of the existing arbor between the pool and event lawn areas with one of substantially the same shape and size.

Public Seating area and Improved Path

The proposed creation of a publicly accessible seating and view area, and improvements to the existing internal pathway adjacent to the pool and lawn area, would consist of the following:

- Demolition of exiting lattice structure, which is currently utilized for storage and located at the northwesternmost corner of the property;
- Removal of approximately 4 existing palm trees and replacement at a minimum 1:1 ratio with non-invasive species elsewhere onsite;
- Creation of an approximately 650 square foot concrete pad area, extending off the existing concrete pathway between the path and the water;
- Installation of benches within the concrete pad area and public access signs per District standards;

- Widening of the concrete pathway from 5 feet to approximately 8-10 feet;
- Reconfiguration of the western parking lot to accommodate widened pathway, including restriping and removal of parking median dependent on emergency vehicle access and stormwater requirements; and
- If median is required to be removed, removal of approximately 20 existing palm trees within the median and replacement at a minimum 1:1 ratio with non-invasive species elsewhere onsite.

The purpose of the creation of a publicly accessible seating and view area, and improvements to the existing pathway is to create new opportunities for enhanced public access in and through the leasehold. The new seating and view area would create a connection to the neighboring leasehold to the west that doesn't currently exist, and would create a welcoming entrance into the Sheraton leasehold for members of the public.

The proposed scope of the project would not involve the expansion of the existing spaces or event capacity, and would be limited to the existing footprint. The proposed renovations are anticipated to begin in Winter 2025/2026 and are anticipated to take approximately 4 months to complete. The laydown area would utilize approximately 34 parking spaces within the parking lot immediately south of the pool and event lawn areas. There would be no permanent loss of parking spaces as a result of the project.

Due to its nature and limited scope, construction of the proposed project would generate a minor number of vehicle trips and would require limited use of equipment. Minimal truck trips associated with the removal of debris and transportation of materials are anticipated to be generated by the 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 would not 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.

In addition to the above-described work, in May 2025 the San Diego Unified Port District (District) became aware of certain work completed in 2025 through a staff site visit. The following work was completed without the benefit of District-issued permits or approvals at the project site:

- Replacement of carpet, wallcoverings, and draperies;
- Replacement of new furniture, fixtures, and equipment in the restaurant and lobby;
- Electrical upgrades and replacements including lighting, sound systems, and cabling;
- Remodeling of common area bathrooms;
- Exterior painting at restaurant patio area;
- Restoration of irrigations lines surrounding the restaurant patio area; and
- Repurposing of a meeting room as the new fitness center.

With the exception of exterior painting and restoration of irrigation lines, all work completed was on the interior of the existing building. The completed work did not involve the expansion of the existing spaces or event capacity, and were be limited to the existing footprint.

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; CEQA Guidelines Section 15302 (Class 2)/District Guidelines for Compliance with CEQA Section 3.b: Replacement or Reconstruction; CEQA Guidelines Section 15303 (Class 3)/District Guidelines for Compliance with CEQA Section 3.c: New Construction or Conversion of Small Structures; and CEQA Guidelines Section 15304 (Class 4)/District Guidelines for Compliance with CEQA Section 3.d: Minor Alterations to Land

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.
- (5) Minor exterior or interior alterations to incorporate architectural changes.
- (12) Maintenance of existing landscaping, native growth, and water supply reservoirs.

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.

- (2) Replacement or reconstruction of marine terminal facilities, and marine-oriented commercial, industrial, and public and commercial recreational facilities, including buildings, piers, piles, wharves, marine ways; railroads; airport facilities, runways, taxiways, aprons, and ancillary structures to those facilities; electrical and mechanical systems and equipment; where the new structure will be on essentially the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

AND/OR

3.c. New Construction or Conversion of Small Structures: Includes construction of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and conversion of existing small structures from one use to another with minor modifications to the exterior of the structure. Examples of this exemption include:

- (2) Accessory (appurtenant) structures and mechanical equipment including, but not limited to, garages, sheds, railway spur tracks, pilings, temporary trailers, industrial equipment, enclosures, fences, parking, on-site roadways, walkways and health and safety devices.

AND/OR

3.d. Minor Alterations to Land: Includes minor alterations in the condition of land, water and/or vegetation not involving removal of mature, scenic trees, including, but not limited to:

- (5) New gardening or landscaping.
- (7) Minor trenching and backfilling where the surface is restored.

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 renovations to an existing hotel facility that 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 sites and would have substantially the same purpose and capacity as the structures replaced, would consist of the construction and location of new, small structures, would result in no permanent effects on the environment, and would not involve the removal of mature, scenic trees. 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: 2 - Harbor Island/Lindbergh Field (Precise Plan Figure 9)

Land Use Designation: Commercial Recreation

The proposed project conforms to the certified Port Master Plan because it would involve renovations to an existing hotel 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; Section 8.b: Replacement or Reconstruction; Section 8.c: New Construction or Conversion of Small Structures; and Section 8.d: Minor Alterations to Land

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:

- (2) Public and private utilities used to provide electric power, natural gas, sewer, or other utility services.
- (3) Streets, sidewalks, gutters, bicycle and pedestrian paths, and similar facilities.
- (8) Maintenance and control of existing vegetation.
- (12) Interior and exterior remodeling of airport facilities, marine terminal facilities, existing marine-oriented industrial structures, and commercial or recreations 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, including but not limited to:

- (1) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- (2) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansions of capacity.

AND/OR

8.c. New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures and installation of small, new equipment and facilities, involving negligible or no change of existing use of the property, including but not limited to:

- (3) Accessory structures, including, but not limited to, on-premise signs, small parking lots, fences, walkways, swimming pools, miscellaneous work buildings, temporary trailers, small accessory piers, minor mooring facilities, buoys, floats, pilings, or similar structures; and seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar structures.

AND/OR

8.d. Minor Alterations to Land: Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, including but limited to:

- (2) New gardening and landscaping.

(6) Minor trenching or backfilling where the surface is restored.

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 renovations to an existing hotel that would involve negligible expansion of use beyond that previously existing, would be located essentially on the same site and will have substantially the same purpose and capacity as the structures replaced, would involve no change of existing use of the property, and would not involve the removal of mature, scenic trees.

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 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:
Juliette Orozco
Principal Planner
Development Services

Signature: 
Date: 11/19/2025

Assistant/Deputy General Counsel

Signature: 
Date: 11/19/2025