

RESOLUTION NO. 10-08

OCT 10 2008

C. LEFTRNA
CITY OF CORONADO DISTRICT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORONADO APPROVING A REQUEST FOR A COASTAL PERMIT FOR A PROPOSED THREE LOT TENTATIVE SUBDIVISION MAP FOR SUBSEQUENT DEVELOPMENT OF UP TO 85 "FOR SALE" LIMITED TERM OCCUPANCY CONDOMINIUM HOTEL UNITS AND 30 RESORT/HOTEL MANAGED COMMERCIAL UNITS (non-habitable management condominium units e.g. lobby and maintenance closets), AS IDENTIFIED IN THE PROPOSED HOTEL DEL CORONADO 2008 AMENDED MASTER PLAN, LOCATED IN THE H-M (HOTEL-MOTEL ZONE) AT 1500 ORANGE AVENUE, CORONADO, CALIFORNIA

WHEREAS, on June 18, 2002 the City Council of the City of Coronado adopted Resolution No. 7855 approving the Hotel Del Coronado Master Plan as the first in a series of discretionary actions to be considered by three decision-making bodies related to a comprehensive plan for the restoration, enhancement and preservation of the Hotel del Coronado;

WHEREAS, on July 2, 2002 the City Council of the City of Coronado adopted Ordinance No. 1936 approving a Development Agreement to implement the Hotel Del Coronado Master Plan;

WHEREAS, on August 27, 2002, the Planning Commission of the City of Coronado adopted Resolution No. 5-02 approving a request for Coastal Permit (CP 3-02) to implement the Hotel Del Coronado Master Plan;

WHEREAS, segments one and two of the Master Plan with the associated public improvements have been completed and accepted by the City of Coronado;

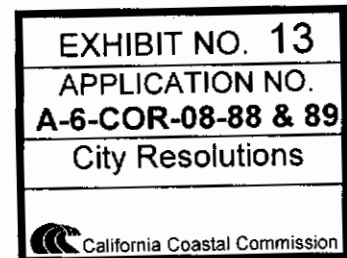
WHEREAS, on August 26, 2008, the Planning Commission of the City of Coronado approved a request for Coastal Permit (CP 5-08) to implement the 2008 Amended Hotel Del Coronado Master Plan;

WHEREAS, in accordance with Chapter 86.70 of the City of Coronado Municipal Code, Hotel Del Partners, LP a Delaware LP ("Owner") has requested the City of Coronado ("City") to approve a Coastal Permit (CP 6-08) for a Tentative Subdivision Map to subdivide the property into three lots for the creation of up to 85 "for sale" limited term occupancy condominium hotel units and 30 resort/hotel managed commercial units (non-habitable management condominium units e.g. lobby and maintenance closets) as shown on the "Coronado, California Tentative Map" dated August 7, 2008 Exhibit F, attached hereto and made a part hereof;

WHEREAS this Coastal Permit is for the improvements related to and implementation of the Tentative Subdivision Map in conjunction with the Amended Master Plan as depicted in the "Hotel Del Coronado Amended Master Plan" dated June, 2008 and the "Hotel Del Coronado Supplement to Amended Master Plan" dated August, 2008 (collectively "Amended Master Plan") which are made a part hereof and incorporated herein by this reference;

WHEREAS the Amended Master Plan project area is located between the mean high tide line and the closest public street as depicted on Exhibit C, attached hereto and made a part hereof;

WHEREAS in accordance with the State of California Alquist-Priolo Earthquake act, in 2003, the State of California issued earthquake fault hazard maps to include the City of Coronado. Said map identified a portion of the Hotel site as being within an Alquist-Priolo



Earthquake Fault Zone. Subsequently, on-site investigation confirmed the location of an active fault (shown on Exhibit B) requiring that changes be made to the 2002 approved Master Plan project design to address potential onsite safety hazards and to provide the required setbacks from the fault zone. As a result, a number of modifications to the 2002 approved Master Plan are proposed by the applicant as detailed in the Amended Master Plan. A summary of the changes are highlighted in Exhibit A, attached hereto and made a part hereof;

WHEREAS, the "Final Environmental Impact Report (SCH#99021088) City of Coronado Hotel del Coronado Master Plan" ("FEIR") was certified by the Coronado City Council at a public hearing on September 18, 2001, pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et seq., and the state CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3;

WHEREAS, an Addendum to said FEIR was prepared to evaluate the environmental effects of: (1) proposed modifications to the Hotel del Coronado Master Plan submitted subsequent to certification of the FEIR and described in the "Second Addendum to the Hotel del Coronado Master Plan" dated April 2002 and (2) approval and execution by the City of a proposed Development Agreement pursuant to Government Code Section 65864 et seq. for the Hotel del Coronado Master Plan, and said Addendum to the FEIR and the FEIR were reviewed and considered by the City Council and the Addendum was approved by the City on May 7, 2002;

WHEREAS, on May 7, 2002 the City Council of the City of Coronado adopted the Mitigation Monitoring and Reporting Program dated July 2, 2001 and the "CEQA Findings and Statement of Overriding Considerations" dated April 30, 2002 pursuant to Resolution No. 7832;

WHEREAS in accordance with Section 15162 of the State CEQA Guidelines an Addendum to the Certified Final EIR dated July 30, 2008, has been prepared to evaluate the environmental effects of the proposed modifications to the Hotel del Coronado Master Plan as described in the Amended Master Plan. Said Addendum includes a revised MMRP which reflects the changes proposed in the Amended Master Plan;

WHEREAS the City is the owner of an easement for continuous and permanent public recreation use including pedestrian, bicycle, and public safety vehicle use running from R.H. Dana Place to Avenida del Sol for purposes of public use and access to the beach, previously granted by Owner's predecessors in interest (the "Public Access Easement" or "Paseo del Mar");

WHEREAS the Dedication Agreement for the Public Access Easement provides that it may be relocated from time to time;

WHEREAS, public views from the project area of the ocean and beach will not be degraded by the implementation of the Master Plan and public views and access to the ocean and beach from the relocated Public Access Easement will be improved;

WHEREAS, the ongoing nature of the operation of the Hotel del Coronado requires the issuance of a Coastal Permit for as long a duration as is presently legally possible;

WHEREAS, the Planning Commission of the City of Coronado did pursuant to Section 66854 of the Government Code, hold a Public Hearing on this requested Coastal Permit (CP 6-08) on August 26, 2008;

WHEREAS, said Public Hearing was duly noticed as required by law and all persons desiring to be heard were heard at said hearing; and

WHEREAS, evidence was submitted and considered to include without limitation:

- 1) All documentation submitted with and for this Coastal Permit (CP 6-08), its related staff report, and all material submitted either in writing or verbally for the Planning Commission hearing for said application; and
- 2) Oral testimony from staff, applicant, and public made a part of the public record at said Coastal Permit Public Hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Coronado, that said Coastal Permit (CP 6-08) for the Tentative Subdivision Map for the Hotel del Coronado located at 1500 Orange Avenue be approved and that the approval be based upon the following findings:

- 1) The proposed Amended Master Plan (including the proposed Tentative Subdivision Map) provides a comprehensive plan for restoration, enhancement and preservation of the Hotel site with the improvements expected to be constructed in segments, as further described in the Amended Master Plan, over a period of approximately 15 - 20 years from 2002;
- 2) That the proposed map, with conditions, is consistent with the Coronado General Plan and Zoning Ordinance in that the required short term transient use (see below conditions) of the proposed Limited Term Occupancy Condo Hotel Units will provide for the needs of tourists, travelers and transient occupants as permitted under the General Plan and Zoning Ordinance requirements;
- 3) That the Tentative Subdivision Map meets all the requirements of the Subdivision Map Act and the Coronado Subdivision Ordinance and was approved, with conditions, by the Fire, Public Services, and Engineering departments.
- 4) That the Condo Hotel Units will be available for rental by non-owners (as conditioned below) and based on January – July, 2008 use data for the existing Hotel Del Coronado North Beach Village Condo Hotel Units, of the total nights units were occupied only 9% of the time said units were occupied by unit owners;
- 5) That the proposed condo hotel units will contribute to the mix of size and quality of short term use hotel rooms available to tourists and said type of units will be a small percentage of the standard hotel rooms available on the Hotel del Coronado property since at full build-out there will be a total of 901 rooms with 222 or 25% as condo hotel units (78 existing at North Beach Village + 144 proposed in the South Beach guestrooms) and 679 or 75% as standard hotel rooms;
- 6) That the proposed Condo Hotel ownership structure will support the City's Strategic Plan's "Fiscal Vitality" objectives to: "Seek ways to increase tourist based revenues" and "Seek ways to increase revenues to fund recommended actions for enhancing the community quality of life" by providing increased sales, property, and transient occupancy taxes (TOT) and as conditioned below TOT is required to be paid to the City every night a unit is occupied, regardless of owner or guest use;
- 7) That the design and improvement of the proposed subdivision are consistent with the Coronado General Plan and Zoning Ordinance in that the design provides sufficient lot area and street access for proper development;
- 8) That the design and improvement of the proposed subdivision, with conditions, are consistent with the Amended Master Plan;
- 9) That the design of the subdivision and the proposed improvements, with conditions, are not likely to cause substantial environmental damage or substantially and unavoidably

- injure fish or wildlife or their habitat in accordance with the California Environmental Quality Act (CEQA) and is consistent with the Addendum to the Certified Final EIR dated July 30, 2008 prepared to evaluate the environmental effects of the proposed modifications described in the Amended Master Plan and the Mitigation Monitoring and Reporting Program (MMRP) included in said Addendum;
- 10) That the design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - 11) That the design of the subdivision and the type of improvements, with conditions, will not conflict with any easements acquired by the public at large and which are recorded or established by judgment of a court of competent jurisdiction since the City is the owner of an easement for continuous and permanent public recreation use including pedestrian, bicycle, and public safety vehicle use running from R.H. Dana Place to Avenida del Sol for purposes of public use and access to the beach, previously granted by Owner's predecessors in interest (the "Public Access Easement" or "Paseo del Mar");
 - 12) The proposed project complies with all policies, goals and standards of the City of Coronado's adopted Local Coastal Program (LCP);
 - 13) The existing Public Access Easement which provides a public recreation use including pedestrian, bicycle, and public safety vehicle use, together with the partial relocation, expansion and improvement of the Public Access Easement pursuant to condition (4) below, and the construction of a public access pathway pursuant to condition (5) below, satisfy the beach access requirements of the LCP and Chapter 86.74 of the Zoning Ordinance, and, pursuant to Public Resources Code § 30604(c), the proposed project is in conformity with the public access and public recreation policies of the Coastal Act;
 - 14) Potential storm water pollutants to the beach will be reduced by the elimination of a storm drain catch basin and outfall to the beach at the westerly end of Avenida del Sol as required per condition (3) below;
 - 15) Storm and high tide flooding of Avenida del Sol will be minimized by raising the street elevation of the westerly end of Avenida del Sol and sloping the street easterly towards SR 75 as required per condition (3) below and depicted in Exhibit E, attached hereto and made a part hereof;
 - 16) The proposed project is consistent with the City's General Plan and Zoning Ordinance;
 - 17) The proposed project is compatible with the character of the area and would not result in any adverse impacts related to the health, safety or welfare of the general public;
 - 18) The proposed improvements set forth in the Amended Master Plan will upgrade and improve existing uses on the property and will implement many of the key goals of the LCP, General Plan, & Zoning Ordinance by:
 - Providing expanded public recreation opportunities and enhanced Americans with Disabilities Act (ADA) compliant public pedestrian, bicycle, and emergency vehicle access to and along the beach from Avenida del Sol to Ocean Boulevard, through construction of the Paseo del Mar Public Access Easement as part of the relocated Public Access Easement (northerly 2/3 completed);
 - Providing increased public recreation opportunities, public views and access to the beach by relocating the southern portion of the Paseo del Mar to the seaward side of the existing berm adjacent to Avenida del Sol and by connecting the Paseo del Mar to an existing public walkway along the seaward side of the Coronado Shores development. Said improvement will provide a continuous accessible paved public

- shoreline easement from Ocean Blvd. to Avenida Lunar on the southerly end of the Coronado Shores site;
- Removing existing physical and visual barriers to the public along the north side of the property facing the downtown commercial district by:
 - Removing the existing fences along R.H. Dana Place and Orange Avenue (completed);
 - Creating an entry garden at the intersection of Orange Avenue and R.H. Dana Place (first phase completed);
 - Encouraging non-automobile circulation and promoting pedestrian traffic by:
 - Enhancing public sidewalks and landscaping along Orange Avenue and R.H. Dana Place (R.H. Dana and portion of Orange Ave. completed);
 - Establishing an extensive network of onsite pedestrian pathways including a connection from the entry garden at Orange Avenue/R.H. Dana Place to the Paseo del Mar and the beach (first phase completed);
 - Providing for safe pedestrian and bicycle access between Ocean Blvd., the beach and Glorietta Bay by constructing the Paseo del Mar Public Access Easement and installing a traffic signal with cross-walks at the intersection of Orange Avenue and Avenida del Sol;
 - Through an acceptable development agreement between City and the Owner, dedicating in fee a portion of the sandy beach to the City for public use and enjoyment (completed and accepted);
 - Expanding public parking in the beach area through the net increase of 21 additional on-street parking spaces surrounding the site, including the addition of new angled public parking (with new ADA parking) at the westerly end of Avenida del Sol;
 - Improving the aesthetic appearance of the Hotel property through the undergrounding of the majority of the parking and significantly expanding the amount of onsite landscaping and improving the appearance of the property as viewed from Orange Avenue and R.H. Dana Place;
 - Restoring, preserving and enhancing the most historically significant structure within the City of Coronado which is a National Historic Landmark; and

BE IT FURTHER RESOLVED that the Master Plan and this Coastal Permit allow for development of the project in phases, and the public improvements required pursuant to the conditions set forth below shall be constructed concurrently with applicable phases of the private development, in accordance with the Master Plan and any timing requirements set forth in the Mitigation, Monitoring and Reporting Program;

BE IT FURTHER RESOLVED that since the Planning Commission, after due consideration and in a Public Hearing determined with findings to recommend that the City Council approve with findings and conditions the subject Tentative Subdivision Map request (PC 11-08), and since the California Coastal Commission ruled that a Coastal Permit is required for a Subdivision Map on the subject property, the Planning Commission hereby approves this related request for a City of Coronado Coastal Permit subject to the following condition(s):

- 1) This Coastal Permit is contingent upon City Council approval of the related July 2008 CEQA Addendum, Amended Master Plan and the subject Tentative Subdivision Map, for the proposed project or use (or of some modified version of the proposed project or use that is substantially similar to that reviewed by the Planning Commission); and this Coastal Permit shall not be effective prior to said City Council approval;
- 2) This Coastal Permit shall be valid coterminous with the Tentative Subdivision Map;
- 3) This Coastal Permit shall expire twenty years after the effective date of the original development agreement between City and Owner (February 27, 2023);
- 4) Owner shall not take any action to impair, obstruct or impede the public from exercising those rights granted to City under the existing Public Access Easement;
- 5) Owner shall design and re-build the adjoining Avenida del Sol right-of-ways with the elevation of the westerly end of Avenida del Sol raised and the street re-graded to slope easterly towards SR 75; Said improvements shall include necessary modifications or replacement of existing and proposed utilities, sidewalks, curb and gutters, landscaping and related improvements and infrastructure; Owner shall remove the existing storm drain catch basin and outfall pipe located at the westerly end of Avenida del Sol; Owner shall design and construct a concrete ramp at the seaward end of Avenida del Sol to provide public safety and maintenance vehicle access to the beach; All as generally detailed on Exhibits D & E, attached hereto and made a part hereof; All improvements on public property shall be approved by City prior to installation;
- 6) Owner shall be required to maintain the continuous and permanent Public Access Easement connecting Occan Boulevard/RH Dana Place with Avenida Del Sol and partially relocate the southerly 1/3 of said easement as provided for and shown in the Amended Master Plan and further detailed on Exhibit C and D, attached hereto and made a part hereof, and referred to as the "Paseo del Mar". The Paseo del Mar shall connect to the public sidewalk adjoining the Avenida del Sol cul-de-sac, wrap around the seaward end of said cul-de-sac and connect to the existing public easement walkway adjoining the seaward side of the Coronado Shores development.

In accordance with Section 86.74.050 of the Zoning Ordinance any portion of said Public Access Easement located on Owner's or Hotel Del Coronado related private property shall be dedicated to City as an easement for the nonexclusive use of the public to pass and repass, and to have access to the beach, including pedestrian, bicycle and emergency vehicle use. The dedication shall be accomplished by the execution by the City and Owner of a legally-binding document granting the easement to the City, to include a legal description and map depicting the location of the Paseo del Mar. Said document shall be recorded in the Official Records of San Diego County. An amendment to said documents shall be processed for the relocated southerly 1/3 of the Public Access Easement as described above including the need to vacate a portion of the existing easement. An encroachment permit shall be required and approved by the City for any portion of said Paseo del Mar located on City property;

The Paseo del Mar shall be open to the public from 6:00 a.m. to 11:00 p.m. daily, except for emergency vehicles which shall be permitted 24 hours per day. Owner may prohibit other public access from 11:00 p.m. to 6:00 a.m. The Paseo del Mar shall be paved and designed to comply with ADA requirements, support emergency vehicles, and have a hard surface of a minimum of 14 feet in width (except for the portion adjoining the Avenida del Sol cul-de-sac

and Coronado Shores public easement walkway which shall be reduced to approximately 10 feet in width to accommodate the site), consistent with the design of the completed northerly section of the Paseo del Mar, with the final design approved by City;

No permanent obstructions or structures, except for existing protective berms, existing and proposed beach access entries and public seating, shall be permitted seaward of said Paseo del Mar and no new structures shall be permitted within 5 feet of said Paseo del Mar (excluding fences, boundary walls, or hedges). Said Paseo del Mar shall be lighted and landscaped (consistent with the design of the completed northerly section of the Paseo del Mar), with automatic irrigation and a minimum of 4 beach access points between the Windsor Lawn and Avenida del Sol shall be provided, as generally depicted on Exhibit B. A minimum of 3 palm trees and public seating shall be located at each of said 4 beach access points;

Owner shall maintain the Paseo del Mar in a reasonable and safe state of repair so that it fulfills its purpose as a public access path as described above. In the event Owner neglects or refuses to make such reasonable repairs as may be requested by City, then City, after giving Owner thirty (30) days written notice specifying the repairs to be made, shall be permitted to enter Owner's property to make such repairs if Owner still neglects or refuses to do so, to the satisfaction of City, prior to the end of said thirty-day period. If City makes such repairs Owner shall be responsible for all costs of said repairs incurred by City and said costs shall be attached to the property tax bill of the subject property;

- 7) Owner shall construct and maintain a continuous and permanent pathway providing public pedestrian access connecting Orange Ave. and the entry garden at the intersection of Orange Avenue/R.H. Dana Place with the Paseo Del Mar and the beach, as depicted in the Amended Master Plan. Said pathway shall be constructed of a hard surface with a minimum 6 feet in width with no barriers, shall be ADA compliant, and shall be open to the public from 6:00 a.m. to 11:00 p.m. Owner may prohibit public access for limited temporary closures for purposes of safety or security and from 11:00 p.m. to 6:00 a.m.;

Said pathway shall be lighted and no structures shall be permitted within 5 feet of said accessway (excluding fences, boundary walls, or hedges). No obstructions (including landscaping) or structures shall be permitted on or over the pathway that would obstruct the pathway or block views ahead to the ocean from said pathway;

Owner shall maintain said pathway in a reasonable and safe state of repair so that it fulfills its purpose as a public pedestrian access path as described above.

Said pathway shall be considered as satisfying the requirements of Section 86.74.040 of the Municipal Code;

- 8) Owner shall permit the public to use any portion of the private beach located seaward of the Paseo del Mar except during Hotel client functions or when temporarily restricted for security purposes;

- 9) Owner shall reconfigure/construct approximately 64 on-street public parking spaces for a net increase of approximately 21 spaces on the surrounding adjoining public streets as described in the Amended Master Plan and detailed in Figure C-6 Appendix C of said Master Plan (portion completed);
- 10) Owner shall provide public access to and allow public parking within the Hotel's on-site parking areas, as is currently permitted;
- 11) Upon improvement, Owner shall grant to City an easement for public parking purposes for that portion of the approximately 29 angled public parking spaces proposed for Avenida Del Sol, as depicted in Figure C-6 Appendix C of the Amended Master Plan and in the attached Exhibit D, which may project into private property of the Hotel Del Coronado;
- 12) Owner shall permit employees of the Hotel del Coronado and owners of and employees of businesses located on the subject property(s) to park on-site at no cost to the owner or employee 24 hours/day, 7 days/week, except for 23 days per year to provide for holidays and special events, or as otherwise approved by the City;
- 13) In accordance with section 3.6.3 and Appendix "B" section 4.0 and 5.0 of the Amended Master Plan, Owner shall develop and implement a "Transportation Demand Management Program" to encourage the use of transit, carpools, bikes and other alternative modes of transportation for guests and employees;
- 14) Owner shall be responsible to satisfy the mitigation measure(s) required in the Mitigation Monitoring and Reporting Program included in the EIR Addendum dated July 30, 2008;
- 15) Prior to the recordation of the Final Subdivision Map Owner shall submit three copies of the proposed covenants, conditions, and restrictions ("CC&Rs") for the subject condominium units to City for approval. The CC&Rs as approved by City shall be recorded against all such individual condominium unit property titles;
- 16) Owner shall comply with the following and include in either the CC&Rs or other covenants recorded against the property:
 - a) No section of the approved CC&Rs or other covenants related to conditions of the documents referenced under the above condition number 1 or any other conditions of approval of the subject Tentative Subdivision Map, shall be revised or amended without first obtaining approval from City of Coronado's Director of Community Development and the Owner of the adjoining Hotel del Coronado;
 - b) No condominium unit, habitable unit, dwelling unit, or hotel unit (collectively referred to as "Unit" or "Units") shall be occupied and used except for short term resort occupancy purposes by the owner of the Units (the "Unit Owners") or other occupants and their social guests, and no trade or business shall be conducted therein other than as consistent with resort occupancy use;
 - c) Use and occupancy of Units shall be for short term occupancy, with occupancy by the same person or persons limited to not more than twenty five (25) consecutive days, except that Unit Owners shall be allowed to occupy a Unit up to a total of ninety (90) cumulative days per calendar year, provided the Unit Owner shall not exceed 25 consecutive days of occupancy at any one time. All such Unit Owners are further limited to a maximum 25 day use within any immediately preceding 50 day time period. If a Unit has more than one Unit Owner, the 25 consecutive day, 25 day within a 50 day period, and 90 day occupancy limit shall apply to the Unit, and the 25 consecutive day, 25 day within a 50 day period, and 90 day occupancy limitation shall constitute a limitation on the aggregate use of the Unit by all of such Unit Owners;

- d) No Unit or any portion thereof shall be leased, subleased, occupied, rented, let, sublet, or used for or in connection with any time sharing agreement, plan, program or arrangement, including, without limitation, any so called "vacation license," "travel club," "extended vacation," or other membership or time interval or fractionalized ownership arrangement. The term "time sharing" as used herein shall be deemed to include, but shall not be limited to "time-share project" as that term is defined in California Business and Profession Code, or any agreement plan, program, or arrangement under which the right to use, occupy or possess a Unit, or any portion thereof rotates among various persons, either corporate, partnership, individual, or otherwise, on a periodically recurring basis for value exchanged, whether monetary or like kind use privileges, according to a fixed or floating interval or period of time, provided, however, the foregoing restrictions shall not prohibit or preclude various persons either individually or through ownership of a legal entity, from acquiring, using, occupying, or possessing a Unit together for their own account and not as part of a business arrangement formed to operate a time-share, travel club, vacation license, extended vacation, or other form of shared use arrangement;
- e) The Project and all of its Units shall be operated similar to a hotel with a central lobby and front desk check-in (which may be separate from the main Hotel del Coronado lobby and front desk), daily linen and cleaning services, and central guest registration with management available on a 24-hour basis;
- f) All Units shall be subject to and available for renting to the general public when not occupied by a Unit Owner. Units shall only be managed and staffed through the adjoining Hotel del Coronado operations management and the Hotel del Coronado operations management shall have exclusive responsibility to manage all Units. The Hotel del Coronado operations management shall be responsible for performing and coordinating the following services which include but are not limited to: unit reservations, check-in and check out procedures, issuance of room key cards, control of room access (for both Unit Owners and guests), maid service and collection and remittance of transient occupancy tax (TOT). No Unit Owner shall directly or indirectly manage or perform the services described above for any Unit. Only the Hotel del Coronado operations management shall have the right to manage or perform the services as described above for any Unit;
- g) All occupants of Units, whether Unit Owners, renters, or guests, must check in with the front desk operated by the Hotel del Coronado operations management and use a coded card-key entry system, or similar system, operated by the Hotel del Coronado operations management to assure security of the use of the resort operations within the Project and to provide information regarding compliance with transient occupancy requirements of the City. In addition, any persons providing any services to Units for a Unit Owner, renter, or guest shall be required to check in with the front desk;
- h) All open space with landscaping and all landscape structures, including swimming pools, spas, sidewalks and related structures shall be maintained by the Hotel del Coronado operations management;
- i) Owner understands and agrees that the City is approving this subdivision with the expectation that the parcel will be developed with limited term resort condominium units, which could be transferred to an entity "affiliated" with the owner of the remaining Hotel del Coronado property. For these purposes the term "Affiliate" means

a Person directly or indirectly Controlling or Controlled by or under direct or indirect common Control with, or any general partner or managing member in, the owner of the Hotel del Coronado, and its successors and assigns. The term "Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a Person, including the disposition or transfer of assets, whether through ownership of voting securities, by contract or otherwise, and the terms Controlled, Controlling and common Control shall have correlative meanings. The term "Person" means any individual, corporation, partnership, joint venture, limited liability company, estate, trust or unincorporated association;

As a condition to the recordation of the final map, the Owner shall record such covenants, conditions, and restrictions and/or other agreements ("CC&Rs"), consistent with this condition of approval, as the City Attorney and City Manager deem necessary to ensure that the parcel, and the remaining property comprising the Hotel del Coronado, are operated at all times as a unified resort development, notwithstanding that an Affiliate of the owner of the Hotel del Coronado may own the parcel. The CC&Rs shall also be reflected as a specific exception to any grant deed transferring ownership of the parcel to an Affiliate of the owner of the remaining properties comprising Hotel del Coronado. In addition, such CC&Rs shall contain a provision requiring that the Hotel del Coronado (1) shall make the full range of resort services available to the resort condominium units, (2) that the operator of the Hotel del Coronado shall provide all landscape maintenance, and other services to the portion(s) of the parcel not included within the resort condominium, and (3) that the appropriate access, utility and related easements are mutually dedicated or reserved as between the parcel and the remainder of the Hotel del Coronado property so that the parcel shall functionally operate, at all times, as an integral part of the Hotel del Coronado resort facility. The CC&Rs shall provide the City a direct right of enforcement against both the owner of the parcel and the owner of the remaining Hotel Del property, should the parcel at any time operate independent of the Hotel Del Coronado hotel/resort facility, or be transferred to a non-Affiliated Person. The purpose of these conditions is to ensure that the entire complex (including the resort commercial condominium units) shall operate in accordance with the underlying H-M Hotel Motel Zone (Municipal Code Chapter 86.32);

In implementing this condition, the sale, transfer, or financing of an individual resort condominium unit would be expressly exempted from any deed restriction and CC&R's applicable to the parcel, so as to permit their ownership and use by individual owners of the unit. The CC&R's shall also permit the owner of the parcel to encumber its interest with a mortgage, deed of trust or other security device ("mortgage") that provides development financing for the construction of the resort condominium units and the holder of any such mortgage, shall have the right to foreclose upon closure, trustee sale, deed in lieu of foreclosure or otherwise in connection with or incidental to the exercise of holder's remedies under such mortgage, so long as at all times the parcel operates as an integral part of the Hotel del Coronado resort facility, the CC&R's and these conditions remain superior to the mortgage, and the resort condominiums continue to have access to the full range of resort services;

- j) If the hotel operator is not the owner's rental agent, or if the owner is acting without a rental agent, then the operator shall have the right, working through the owner or its designated rental agent, to book any unoccupied room to fulfill demand, at a rate similar to comparable accommodations in the hotel. The owner or an owner's rental agent may not withhold units from use. In all circumstances, the operator shall have full access to the condominiums' reservation and booking schedule so that the operator can fulfill its booking and management obligations hereunder;
- 17) All Units shall be subject to the City Transient Occupancy Tax each day of the year the Unit is occupied regardless if the Unit is being occupied by a Unit Owner, renter, or guest. Said TOT for Units occupied by an Owner shall be based upon and calculated at the average nightly rate for comparable Hotel del Coronado managed room(s) paid by third party guests. Three months after the date on which occupancy of any Unit begins, and continuing on a calendar quarter basis thereafter, the Hotel del Coronado operations management shall submit to City an audit report indicating that the Project is in conformance with the City's transient occupancy tax requirements and the occupant use restrictions detailed above;
- 18) Prior to issuance of building permits for each segment of development of the project, Owner shall submit a parking plan, which shall be subject to administrative review and approval by the Community Development Director for purposes of confirming that the required on-site parking for the property, as modified by such segment of development, will satisfy the requirements of the Zoning Ordinance. Prior to the opening or use of each segment of development of the project, the Owner shall have implemented that portion of the parking plan associated with such segment just completed;
- 19) During construction periods - prior to Building Permit issuance and to the satisfaction of the City, Owner shall demonstrate that required parking shall be maintained as a combination of both on-site and off-site parking during each phase of construction. The location and quantity of off-site parking will be approved administratively if it can be demonstrated the plan is effective and will not conflict with surrounding uses;
- 20) If a building, structure or improvement requiring parking, which is a part of the Project, is located upon a separately recorded lot from that upon which the required parking is provided, whether in the same or separate ownership, there shall be recorded, in the office of the San Diego County Recorder, a covenant by such owner or owners for the benefit of the City in the form first approved by the City, that such owner or owners will continue to maintain such parking space so long as the building, structure or improvement is maintained within the City. The covenant herein required must stipulate that the title to the right to use the lot or lots upon which the parking facilities are to be provided will be subservient to the title to the premises upon which the building is to be erected, and that the lot or lots are not and will not be made subject to any other covenant or contract for use without prior written consent of City;
- 21) Owner shall insure that no portion of the proposed south beach guest room buildings extend seaward of a straight line connecting the tower elements of the most southwesterly or seaward corners of the existing Hotel del Coronado Ocean Towers building and the closest Coronado Shores building.
- 22) Owner shall insure that no structures are constructed, installed, or placed within 5 feet of the northeasterly edge of the proposed Paseo del Mar public access way (excluding fences,

- boundary walls, hedges, seating, or lights), except as specifically permitted elsewhere in these conditions of approval;
- 23) Owner shall dedicate to City any portion of the proposed re-aligned Avenida del Sol street adjacent to the new entry-way which is on Hotel Del Coronado related property and grant to City an easement for all public sidewalks adjacent to street rights-of-ways located on Hotel Del Coronado related private property and any portion of the proposed angled public parking spaces along the northerly side Avenida del Sol between the conference center service entry and the westerly end of Avenida del Sol which is on Hotel Del Coronado related private property;
 - 24) Owner shall insure that all common areas, easements (including the adjoining Paseo del Mar public access easement) and street dedications be set forth and dedicated on the Final Map;
 - 25) Owner shall insure that no existing or future utility lines be permitted outside of the lot or private interest spaces (separate interest spaces or units) of which they serve unless located within a common area or an easement area approved by the City of Coronado;
 - 26) Owner shall design and install angled public parking spaces on Avenida del Sol in accordance with the Amended Master Plan. The design of said parking spaces shall be approved by City prior to installation;
 - 27) Owner shall design and re-build the adjoining Avenida del Sol right-of-ways with the elevation of the westerly end of Avenida del Sol raised and the street re-graded to slope easterly towards SR 75. Said improvements shall include necessary modifications or replacement of existing and proposed utilities, sidewalks, curb and gutters, landscaping and related improvements and infrastructure. Owner shall remove the existing storm drain catch basin and outfall pipe located at the westerly end of Avenida del Sol. Owner shall design and construct a concrete ramp at the seaward end of Avenida del Sol to provide public safety and maintenance vehicle access to the beach; all improvements on public property shall be approved by City prior to installation;
 - 28) Owner shall design and build the proposed new intersection and Hotel Main Entry Driveway at SR 75 and Avenida del Sol, including a new traffic signal at SR 75 and Avenida del Sol, to be synchronized with the existing signal at Pomona Avenue, and enhanced pedestrian crosswalks, lighting and landscaping within the Avenida del Sol median and entrance driveway medians, and related improvements to the adjacent Strand Way intersection and bike path. All improvements on public property shall be approved by City and Caltrans prior to installation;
 - 29) Owner shall install street edge landscape improvements along the westerly edge of Orange Avenue from the end of the first phase improvements adjacent to Grande Hall to Avenida del Sol, including a minimum 7 ft. wide irrigated landscaped parkway with street trees, new sidewalks with a minimum width of 8 ft., and street lights. All of these improvements shall be consistent with similar street edge public improvements previously constructed in the first phase, the Downtown Enhancement Plan and the Orange Avenue Street Design Guidelines. A City maintenance agreement shall be approved providing for maintenance by the Owner of such street edge landscaping and sidewalks including the landscaped parkway with street trees, to the extent they are located within the public right-of-way or a public easement;
 - 30) Owner shall install street edge landscape improvements along the north side of the Avenida del Sol property edge from Orange Ave. to the westerly end of the Avenida del Sol cul-de-sac, as shown in the Amended Master Plan, including new sidewalks with a minimum width of 8 ft., street trees and street lights. All of these improvements shall be consistent with

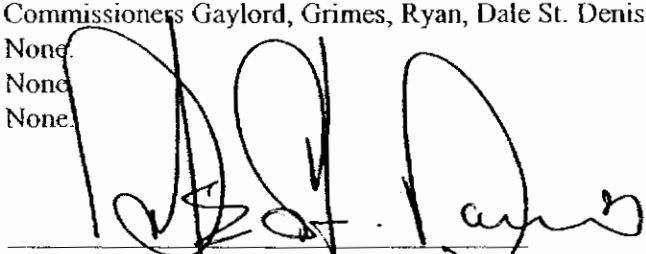
- similar street edge public improvements previously constructed in the first phase, the Downtown Enhancement Plan and the Orange Avenue Street Design Guidelines. A City maintenance agreement shall be approved providing for maintenance by the Owner of such street edge landscaping and sidewalks including the landscaped parkway with street trees; to the extent they are located within the public right-of-way or a public easement;
- 31) Prior to issuance of any building permit, specified vehicle fueling and maintenance procedures and hazardous materials storage areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques and use of temporary impervious liners to prevent soil and water contamination;
 - 32) Owner shall assure that all aspects of the proposed development are in compliance with all current and future water quality requirements as set out in Coronado's Municipal Code Title 61 'Storm water and Urban Run-off Management and Discharge Control' and State and Federal requirements;
 - 33) Prior to issuance of any building permit, a General Construction Activity Storm water Permit shall be obtained by Owner from the San Diego Regional Water Quality Control Board (SDRWQCB). Such permits are required for specific (or a series of related) construction activities which exceed five acres in size and include provisions to eliminate or reduce off-site discharges through implementation of a 'Storm Water Pollution Prevention Plan' (SWPPP);
 - 34) Owner shall prepare and City shall approve prior to issuance of building permits said SWPPP. Specific SWPPP provisions shall include requirements for erosion and sediment control, as well as monitoring requirements both during and after construction. Pollution-control measures shall also require the use of best available technology, best conventional pollutant control technology, and/or best management practices to reduce pollutant discharge (pursuant to SDRWQCB definitions and direction);
 - 35) Owner shall prepare and City shall approve prior to City Council final project approval a 'Standard Urban Storm Water Management Plan' (SUSMP);
 - 36) Owner shall insure that all existing and future storm drains connect to a City storm drain system and not directly outfall to the beach;
 - 37) All area drains in parking structures shall be directed through an oil separator prior to discharging to the sanitary sewer system;
 - 38) All subterranean structures must be built completely watertight. No structure will be allowed to be constructed with any dewatering system in the structure, except during the construction process. This prohibition includes pools or any other structures;
 - 39) Owner shall comply with the City of Coronado's policy for proposed construction of subterranean garages/cellars dated June 2, 2005, as warranted by the improvement plan;
 - 40) All parking areas, including the new angled parking along Avenida del Sol, shall be designed with permeable pavers or a similar permeable surface, excepting subterranean parking structures and parking atop of said structures and parking spaces adjoining historic structures;
 - 41) Any temporary construction de-watering must be approved by City prior to building permit issuance. A 401 permit may be required by the SDRWQCB and Owner shall be responsible for pre-treatment and any pollutant exceedances that may occur as a result of de-watering activities;

- 42) Any dry weather nuisance flows diverted to the City's sewer system shall be metered and may require pre-treatment. Owner shall be responsible for associated fees;
- 43) Any modification to the project's Master Plan, Subdivision Map, Parking Plan, Development Agreement or Environmental Mitigation Monitoring and Reporting Program that is not in "substantial conformance" to this Coastal Permit shall require a City Coastal Permit Amendment. For the purpose of this condition, a modification that is not in "substantial conformance" shall be defined as:
 - A. A modification that would significantly increase any environmental impact of the project in a manner that would require an Initial Study under CEQA, an Environmental Assessment under NEPA, a Planning Commission or City Council interpretation, or the issuance of a Special Use Permit or Variance; and
 - B. A modification that would create a potential for an adverse effect, either individually or cumulatively, on coastal resources and would not comply with, or would be inconsistent with any provisions of the City's Local Coastal Program Land Use Plan and/or the public access policies of the Coastal Act.

As described above, an FEIR has been certified for the Project. This condition 44 is not intended to modify the circumstances under which a subsequent environmental assessment would be required under CEQA or the CEQA Guidelines.

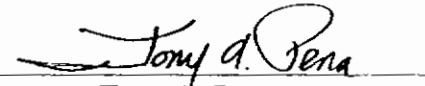
PASSED AND ADOPTED by the Planning Commission of the City Coronado, California, this 26th day of August, 2008 by the following vote, to wit:

AYES: Commissioners Gaylord, Grimes, Ryan, Dale St. Denis, Doug St. Denis.
 NAYS: None.
 ABSENT: None.
 ABSTAIN: None.



 Dale St. Denis, Chair
 Coronado Planning Commission

Attest:



 Tony A. Pena
 Director of Community Development

EXHIBIT "A"
(TO COASTAL PERMIT)

HOTEL DEL CORONADO
AMENDED MASTER PLAN
SUMMARY OF PROJECT CHANGES
8.21.08

Element	Approved Master Plan	Amended Master Plan
1. Conference Center	<ul style="list-style-type: none"> • Approx. 20,000 SF meeting space • Located along Orange Avenue • Incl. 23 guestrooms 	<ul style="list-style-type: none"> • Approx. 20,000 SF meeting space • Relocated adjacent to new main entry drive and Avenida del Sol to avoid fault hazard zone • Incl. 40 guestrooms (accessible from Guestroom Building); plan to sell as condo-hotel • Incl. below-grade loading dock with access from Avenida del Sol • Inc. below-grade parking accessible from new main entry drive
2. South Beach Guestrooms	<ul style="list-style-type: none"> • 87 guestrooms in three-story structure 	<ul style="list-style-type: none"> • 104 guestrooms in three-story structure (incorporates guestrooms planned for Oxford conversion) • Adds pool amenity • Plan to sell as condo-hotel
3. Oxford Building	<ul style="list-style-type: none"> • Converted to 34 guestrooms • Administrative employees remain on-site 	<ul style="list-style-type: none"> • Retains current use as administrative space for hotel employees

<p>4. Facilities Buildings</p>	<ul style="list-style-type: none"> • Front portion of Power Plant and Ice House facade preserved and incorporated into Conference Center • Remaining facilities buildings demolished to make room for Conference Center • Laundry function goes off-site • Facilities and other support personnel remain on-site 	<ul style="list-style-type: none"> • Power Plant preserved in its entirety and full front portion of Ice House preserved • Laundry building retained, laundry function remains on-site • Ancillary facilities buildings cleared and surface parking for employees created; facilities personnel remain on-site • Screened from view with landscape buffer along Orange Ave • New sidewalk and landscaping along Main Entry drive
<p>5. Main Entry/Intersection</p>	<ul style="list-style-type: none"> • Signalized intersection at Avenida del Sol and Orange Avenue 	<ul style="list-style-type: none"> • Signalized intersection at Avenida del Sol and Orange Avenue • Minor Modifications to Hotel entry/exit configuration.
<p>6. Bus Staging Area</p>	<ul style="list-style-type: none"> • Bus turn out lane off R. H. Dana provides space for up to four hotel-related buses • One bus space remains on Orange Ave for tourist buses 	<ul style="list-style-type: none"> • Bus turn out lane on Orange Ave to accommodate four buses (hotel-related and tourist buses)

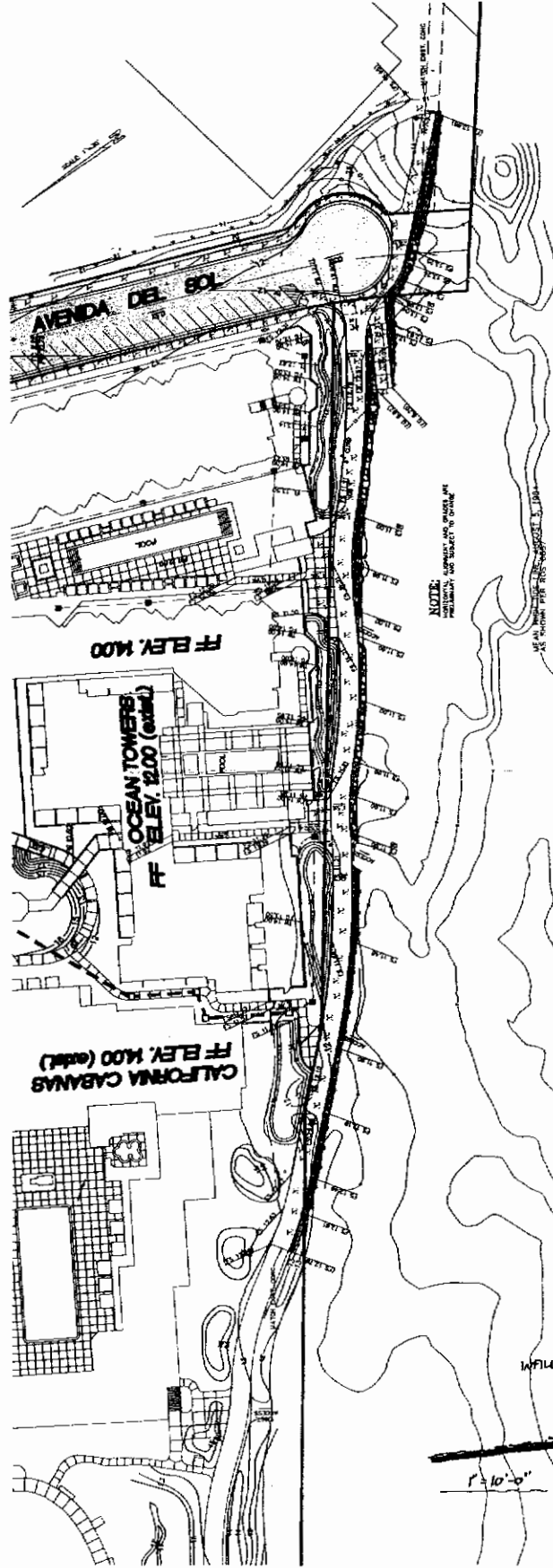
7. Parking	<ul style="list-style-type: none"> • 1170 spaces provided • 87 spaces in excess of code requirement of 1083 • Net gain of 21 street spaces 	<ul style="list-style-type: none"> • 1189 spaces provided (includes facilities area parking and peak surface parking along drives) • 89 spaces in excess of code requirement of 1100 (includes laundry employees) • Net gain of 21 street spaces
8. North Parking Structure	<ul style="list-style-type: none"> • 377 spaces in two levels below grade with tennis courts above • Amendment to DA relieved hotel of obligation to construct tennis courts 	<ul style="list-style-type: none"> • 666 spaces in two below grade levels and surface parking (landscaped) • No change to Entry Garden
9. South Parking Structure	<ul style="list-style-type: none"> • 499 spaces in two levels, partially below grade and partially above grade 	<ul style="list-style-type: none"> • 165 spaces in two levels, underneath the conference center
10. Valet Parking Structure	<ul style="list-style-type: none"> • 294 spaces in two below-grade levels, includes additional surface parking 	<ul style="list-style-type: none"> • 268 spaces with two below-grade levels and additional peak surface parking
11. Landscape Areas	<ul style="list-style-type: none"> • Landscape areas increase from 15% of site coverage to 34% 	<ul style="list-style-type: none"> • Landscape areas constitute 30% of site coverage, includes Great Lawn adjacent to Conference Center, expanded Thomas Lawn and Grande Hall plaza arrival, improved Vista Terrace and new Marilyn Court

<p>12. Relocation and extension of Paseo del Mar</p>	<ul style="list-style-type: none"> • Required storm drain improvements on Avenida del Sol, plan not specified 	<ul style="list-style-type: none"> • Avenida del Sol cul-de-sac raised to allow storm water to collect in basins at the intersection of Avenida del Sol and Orange Avenue and then discharge to the Bay • Portions of the Paseo del Mar walkway realigned along the berm on public property with direct access to the beach, extended around Avenida del Sol cul-de-sac connecting to the public walkway in front of the Coronado Shores property
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Additional elements unchanged from Master Plan:

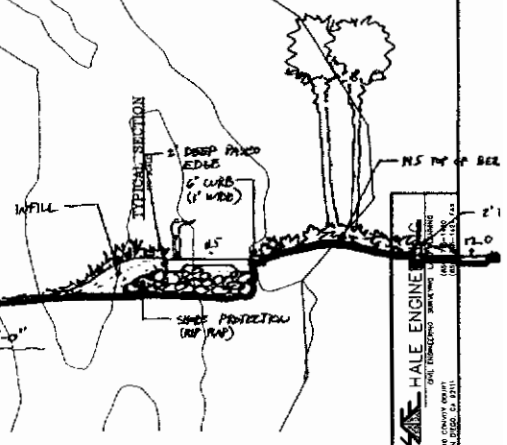
- Façade renovations to Main Hotel including re-creation of historic front porch
- Façade renovations to east façade of Main Hotel in connection with service area improvements to Grande Hall
- Façade improvements to Grande Hall

PASEO DEL MAR
CONCEPTUAL GRADING AND ALIGNMENT



GRADING LEGEND (U.S. UNITS)

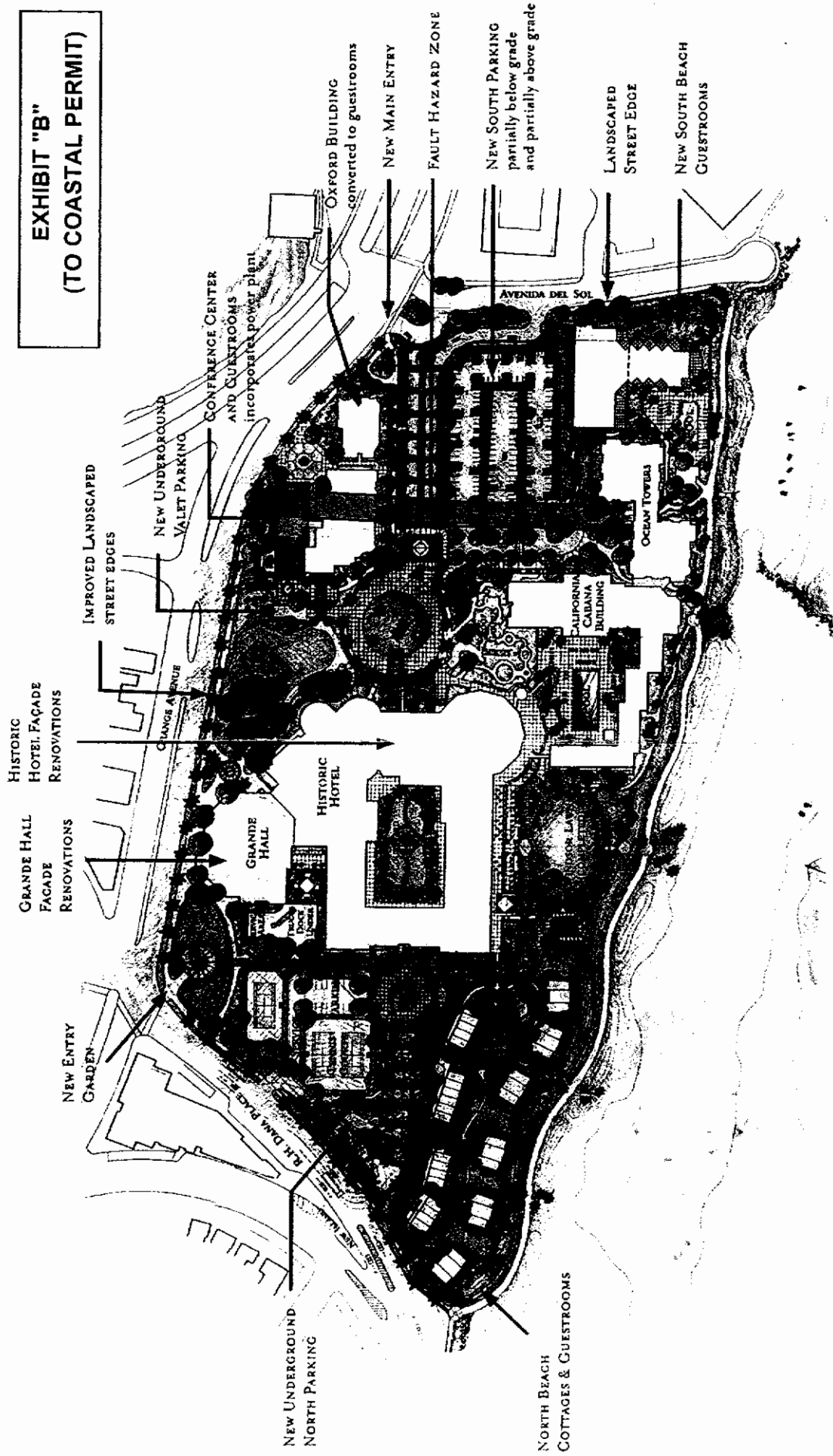
SYMBOL	DESCRIPTION
(Symbol)	PROPOSED ELEVATION
(Symbol)	TOP OF DRAIN ELEVATION
(Symbol)	PROPOSED FINISH ELEVATION
(Symbol)	EXISTING FINISH ELEVATION
(Symbol)	TOP OF WALL ELEVATION
(Symbol)	PROPOSED GRADE ELEVATION
(Symbol)	CONCRETE FINISH
(Symbol)	PAVED WHOLE ACCESS



HALE ENGINEERING
1000 S. GARDEN ST.
SAN DIEGO, CA 92101
TEL. 595-1200

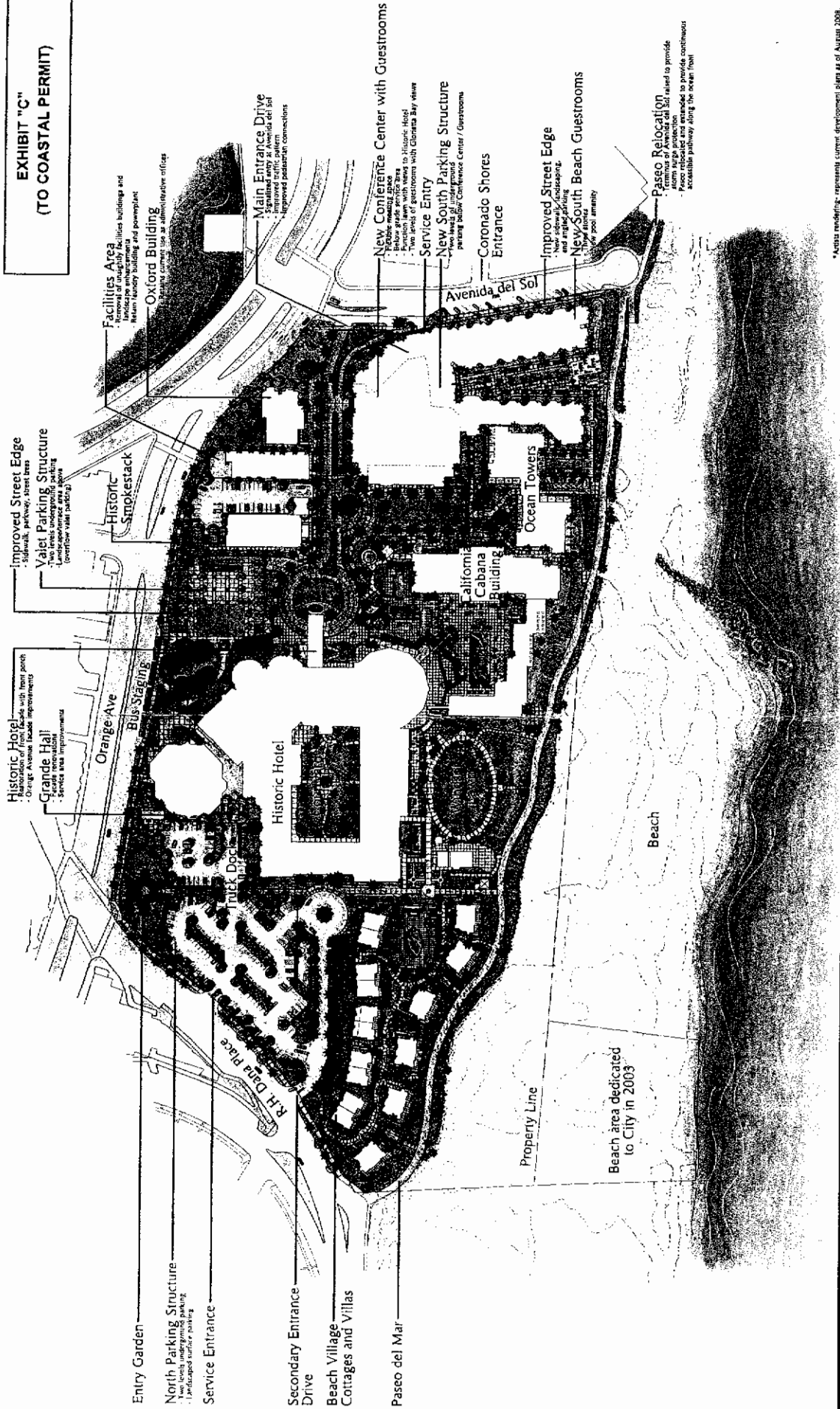
HALE ENGINEERING
1000 S. GARDEN ST.
SAN DIEGO, CA 92101
TEL. 595-1200

EXHIBIT "B"
(TO COASTAL PERMIT)



2002 Approved Master Plan with Fault Zone

EXHIBIT "C"
(TO COASTAL PERMIT)



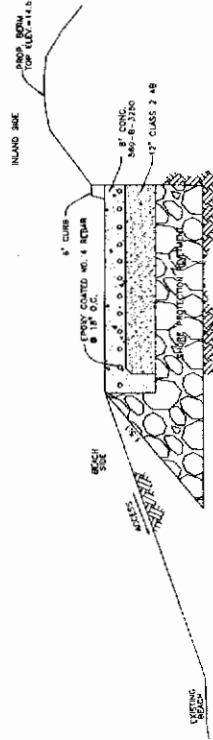
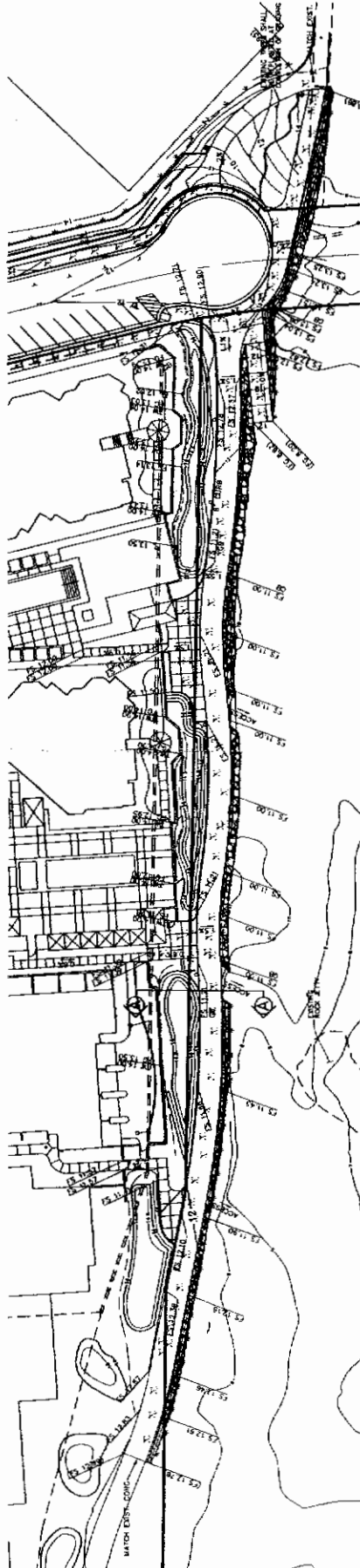
*Acacia nodiflora represents current development plans as of August 2008

burton
LEONARDO ARCHITECTURE STUDIOS
Architects: Delawie Wilkes Rodrigues Barker

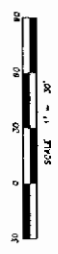


EXHIBIT "D"
(TO COASTAL PERMIT)
Page 2 of 3

SCALE 1" = 30'



PASEO SECTION A-A
BEACH ACCESS RAMP
NO SCALE



SCALE 1" = 30'

BRUSH MARK RECONSTRUCTION TOP OF FIRE HYDRANT (11.0) LOCATION: SOUTH DANA AND FLORES AVENUE RECORD FROM: CITY OF CORONA DATA ELEVATION: 24.85 DATE: 1/11/11		ENGINEER OF RECORD HALE ENGINEERING 1000 WEST 10TH AVENUE SUITE 100 CORONA, CA 92626 PHONE: (949) 233-1111 FAX: (949) 233-1112 DATE: 1/11/11	
SHEET NO. 2 OF 2 DRAWING NUMBER:	IMPROVEMENT SHEET: PASEO DEL MAR CONCEPTUAL GRADING		
APPROVED BY: DATE:	CHECKED BY: DATE:	DESIGNED BY: DATE:	SCALE: NONE

REDACTED "X"
EYES COASTAL PROPERTY
PAGE 2 OF 2

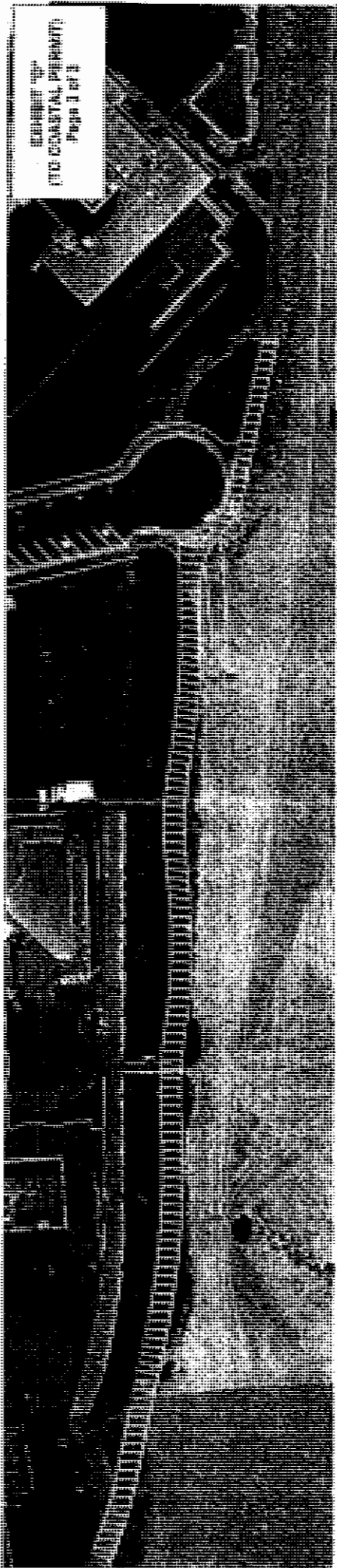
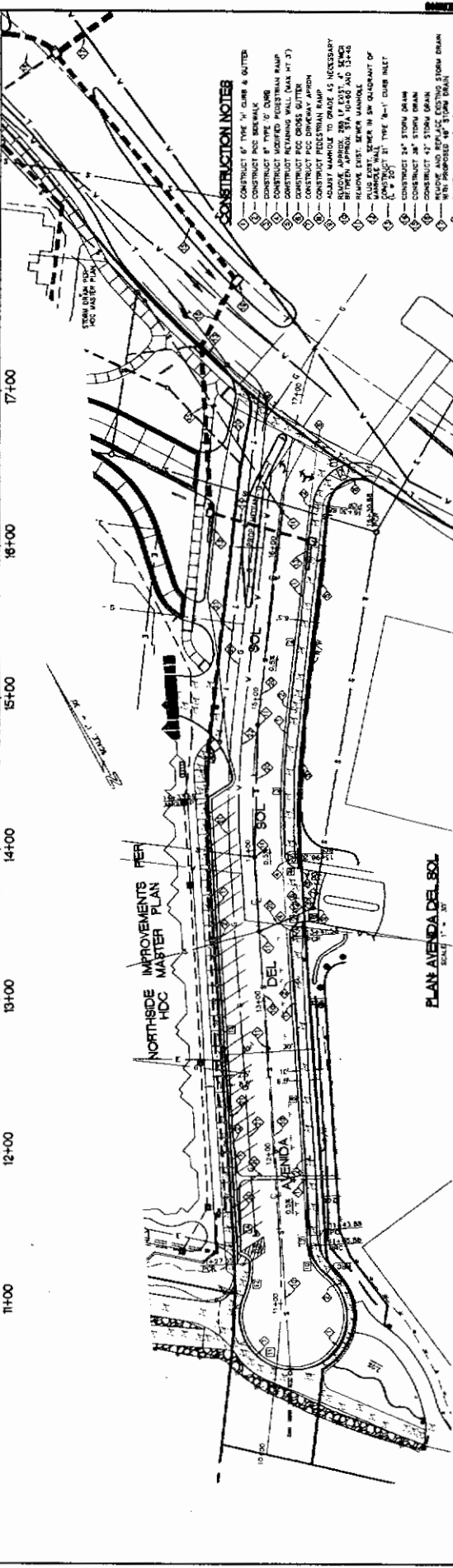
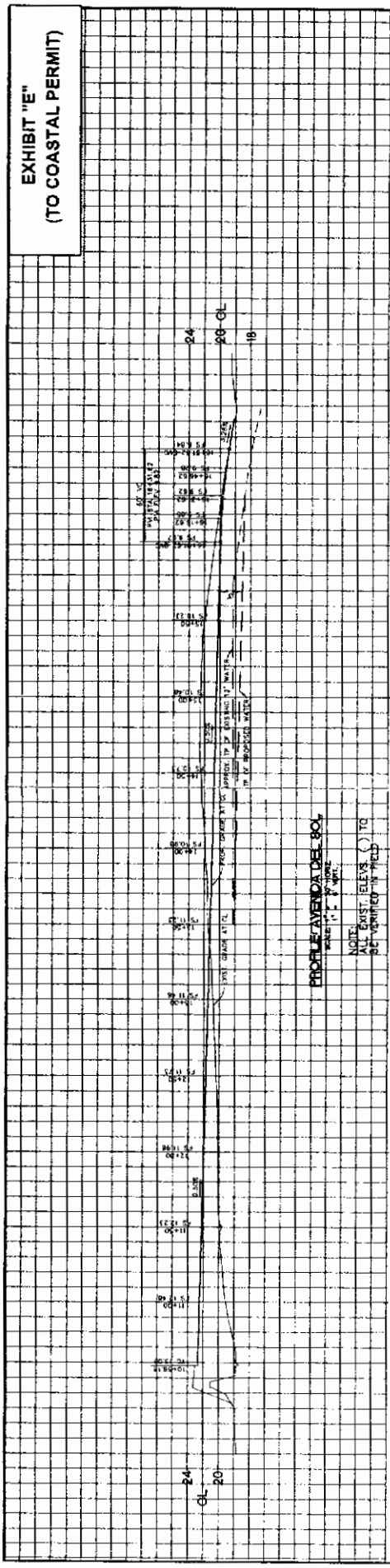


EXHIBIT "E"
(TO COASTAL PERMIT)



HALE ENGINEERING
1000 S. GARDNER AVE., SUITE 100
DALLAS, TEXAS 75217
TEL: 972-443-1111

PROJECT: AVENIDA DEL SOL CONCEPTUAL STREET IMPROVEMENTS
DATE: 11/15/11
SCALE: 1" = 20'

DESIGNED BY: J. L. HALE
CHECKED BY: J. L. HALE
DATE: 11/15/11

REVISIONS:

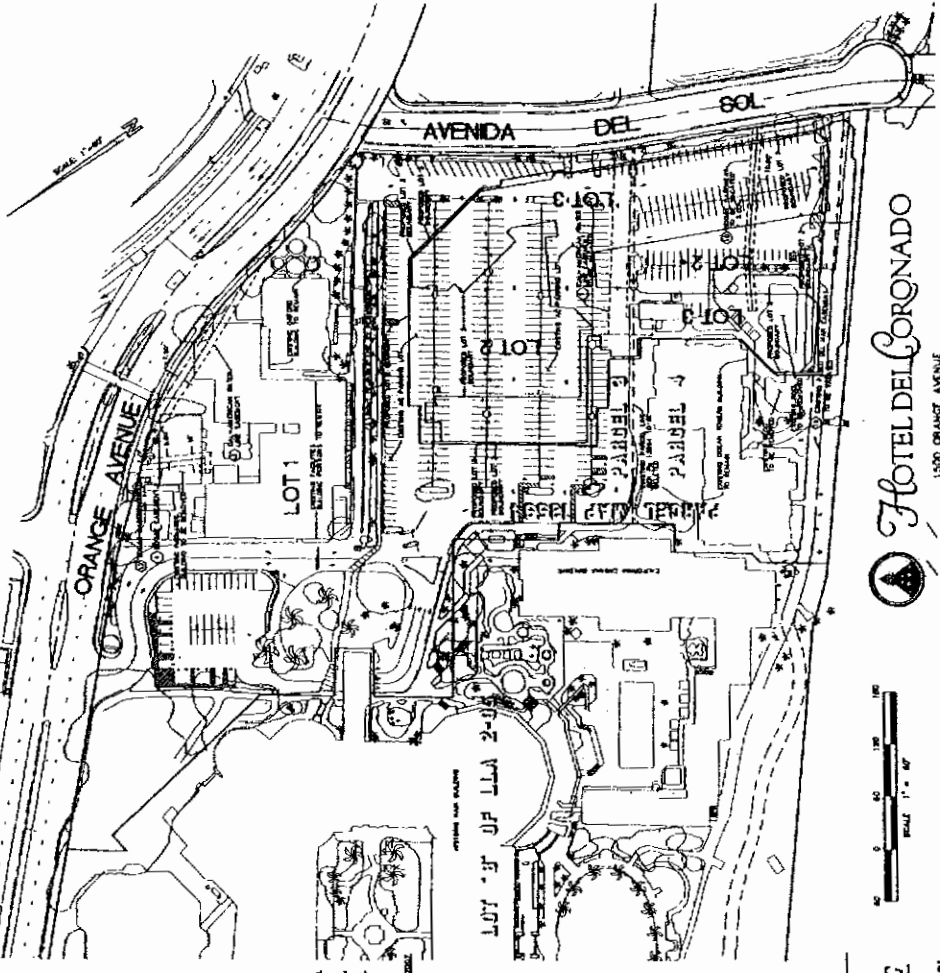
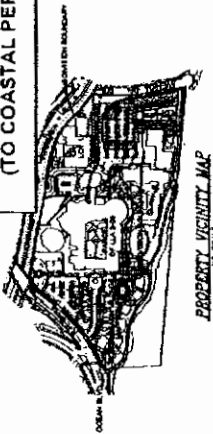
NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	11/15/11	REVISED PER COMMENTS

CONSTRUCTION NOTES:

- CONSTRUCT 12" TYPE "A" CURB & GUTTER
- CONSTRUCT 12" TYPE "B" CURB & GUTTER
- CONSTRUCT 12" TYPE "C" CURB & GUTTER
- CONSTRUCT 12" TYPE "D" CURB & GUTTER
- CONSTRUCT 12" TYPE "E" CURB & GUTTER
- CONSTRUCT 12" TYPE "F" CURB & GUTTER
- CONSTRUCT 12" TYPE "G" CURB & GUTTER
- CONSTRUCT 12" TYPE "H" CURB & GUTTER
- CONSTRUCT 12" TYPE "I" CURB & GUTTER
- CONSTRUCT 12" TYPE "J" CURB & GUTTER
- CONSTRUCT 12" TYPE "K" CURB & GUTTER
- CONSTRUCT 12" TYPE "L" CURB & GUTTER
- CONSTRUCT 12" TYPE "M" CURB & GUTTER
- CONSTRUCT 12" TYPE "N" CURB & GUTTER
- CONSTRUCT 12" TYPE "O" CURB & GUTTER
- CONSTRUCT 12" TYPE "P" CURB & GUTTER
- CONSTRUCT 12" TYPE "Q" CURB & GUTTER
- CONSTRUCT 12" TYPE "R" CURB & GUTTER
- CONSTRUCT 12" TYPE "S" CURB & GUTTER
- CONSTRUCT 12" TYPE "T" CURB & GUTTER
- CONSTRUCT 12" TYPE "U" CURB & GUTTER
- CONSTRUCT 12" TYPE "V" CURB & GUTTER
- CONSTRUCT 12" TYPE "W" CURB & GUTTER
- CONSTRUCT 12" TYPE "X" CURB & GUTTER
- CONSTRUCT 12" TYPE "Y" CURB & GUTTER
- CONSTRUCT 12" TYPE "Z" CURB & GUTTER

Coronado, California TENTATIVE MAP AUGUST 7, 2008

EXHIBIT "F"
(TO COASTAL PERMIT)



- EXISTING EASEMENTS**
THE EXISTING EASEMENTS SHOWN ON THIS TENTATIVE MAP ARE AS SHOWN ON THE RECORD MAPS AND RECORD PLANS REFERRED TO HEREIN.
- 1. ALL EASEMENTS FOR PUBLIC UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, AND ELECTRICITY, ARE SHOWN AS SHOWN ON THE RECORD MAPS AND RECORD PLANS REFERRED TO HEREIN.
 - 2. ALL EASEMENTS FOR PUBLIC UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, AND ELECTRICITY, ARE SHOWN AS SHOWN ON THE RECORD MAPS AND RECORD PLANS REFERRED TO HEREIN.
 - 3. ALL EASEMENTS FOR PUBLIC UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, AND ELECTRICITY, ARE SHOWN AS SHOWN ON THE RECORD MAPS AND RECORD PLANS REFERRED TO HEREIN.
 - 4. ALL EASEMENTS FOR PUBLIC UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, AND ELECTRICITY, ARE SHOWN AS SHOWN ON THE RECORD MAPS AND RECORD PLANS REFERRED TO HEREIN.
 - 5. ALL EASEMENTS FOR PUBLIC UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, AND ELECTRICITY, ARE SHOWN AS SHOWN ON THE RECORD MAPS AND RECORD PLANS REFERRED TO HEREIN.

1. ALL EASEMENTS FOR PUBLIC UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, AND ELECTRICITY, ARE SHOWN AS SHOWN ON THE RECORD MAPS AND RECORD PLANS REFERRED TO HEREIN.

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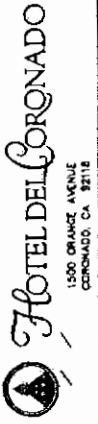
5. ALL EASEMENTS FOR PUBLIC UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, AND ELECTRICITY, ARE SHOWN AS SHOWN ON THE RECORD MAPS AND RECORD PLANS REFERRED TO HEREIN.

PREPARED BY:
HALE ENGINEERING
1500 ORANGE AVENUE
CORONADO, CA 92118
TEL: (619) 435-1111
FAX: (619) 435-1112
WWW.HALEENR.COM

DATE: AUGUST 7, 2008

SCALE: 1" = 40'

HALE ENGINEERING
1500 ORANGE AVENUE
CORONADO, CA 92118
TEL: (619) 435-1111
FAX: (619) 435-1112
WWW.HALEENR.COM



1500 ORANGE AVENUE
CORONADO, CA 92118

LEGAL DESCRIPTION

PORTION OF PARCELS 1 AND 2 OF BLOCK 1, MAP NO. 1028, IN THE CITY OF CORONADO, CALIFORNIA, AS SHOWN ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY IN RECORD 11, 1944, AND 2017-143-2-5.

DRAWN / SUBMITTER / APPLICANT

HALE ENGINEERING, INC. / 1500 ORANGE AVENUE, CORONADO, CA 92118 / (619) 435-1111

BRANCH MARK

TOP OF CORNER MARK AT INTERSECTION OF AVENIDA DEL SOL AND ORANGE AVENUE.

ZONING / USE

COMMERCIAL (C-1) AND HOTEL (H-1).

LOT INFORMATION

LOT 1: 10,000 SQ. FT. (228' x 434')
LOT 2: 10,000 SQ. FT. (228' x 434')
LOT 3: 10,000 SQ. FT. (228' x 434')
LOT 4: 10,000 SQ. FT. (228' x 434')
LOT 5: 10,000 SQ. FT. (228' x 434')

CONDOMINIUM STATEMENT

THIS TENTATIVE MAP IS A CONDOMINIUM MAP AS DEFINED IN THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND IS SUBJECT TO THE CONDOMINIUM ACT AND THE CONDOMINIUM ACT REGULATIONS.

WATER / SEWER SERVICES

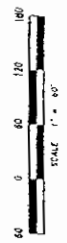
WATER: CALIFORNIA WATER SERVICE COMPANY
SEWER: CITY OF CORONADO

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: SITE PLAN
SHEET 3: LEGAL DESCRIPTION
SHEET 4: CONDOMINIUM STATEMENT
SHEET 5: WATER AND SEWER SERVICES
SHEET 6: EXISTING EASEMENTS
SHEET 7: UTILITIES
SHEET 8: LANDSCAPE ARCHITECTURE
SHEET 9: SIGNAGE
SHEET 10: TRAFFIC IMPROVEMENTS
SHEET 11: PUBLIC UTILITIES
SHEET 12: RECORD MAPS AND RECORD PLANS
SHEET 13: RECORD MAPS AND RECORD PLANS
SHEET 14: RECORD MAPS AND RECORD PLANS
SHEET 15: RECORD MAPS AND RECORD PLANS

TENTATIVE
MAP
COVER
SHEET 1

TENTATIVE
MAP
PROPOSED
CONDITION
SHEET 2



Hotel del Coronado
1500 ORANGE AVENUE
CORONADO, CA 92118

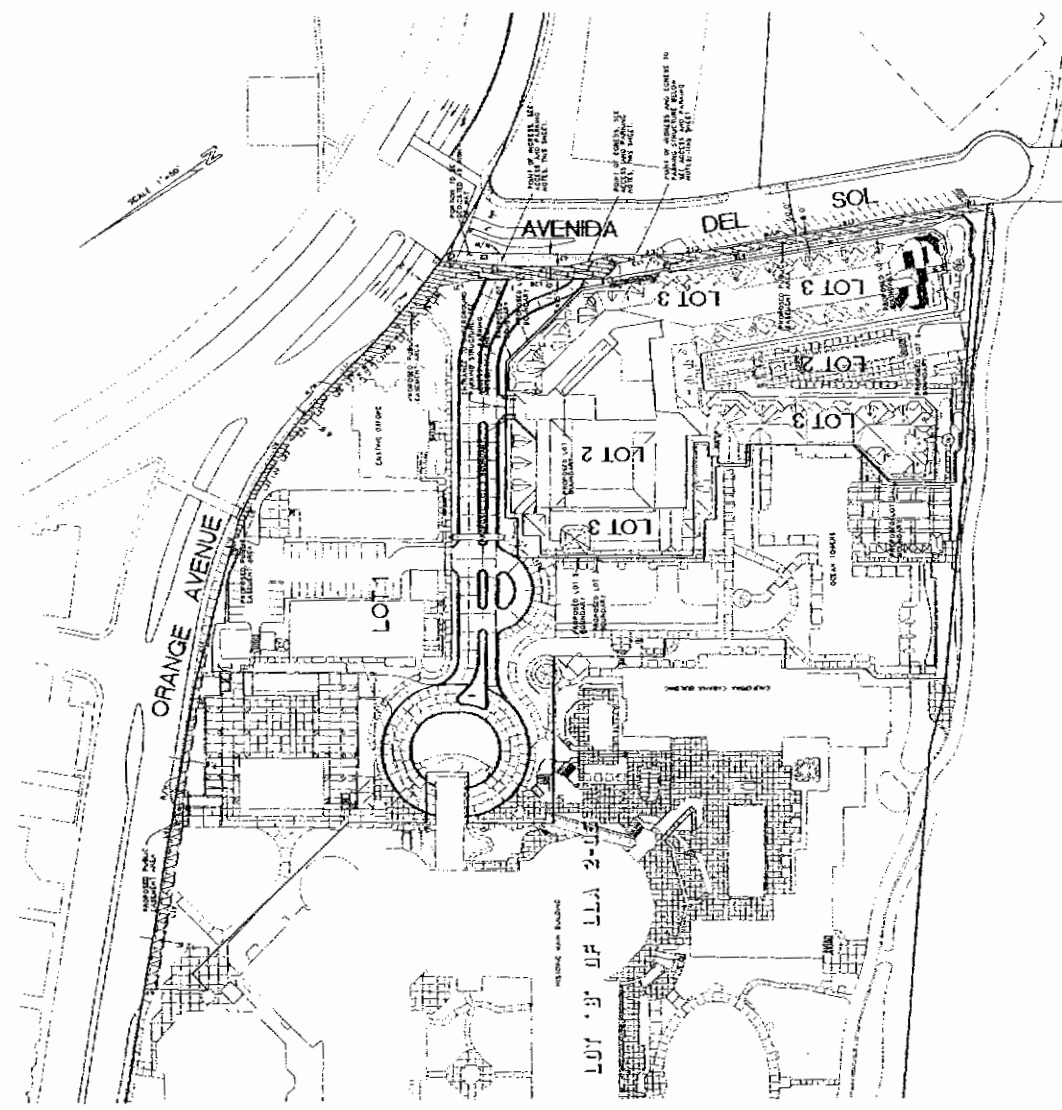
HALE ENGINEERING
CIVIL ENGINEERING SURVEYING MAP MAKING
1110 CROWN DRIVE
SAN DIEGO, CA 92108
(619) 515-1100
(619) 715-1100 FAX

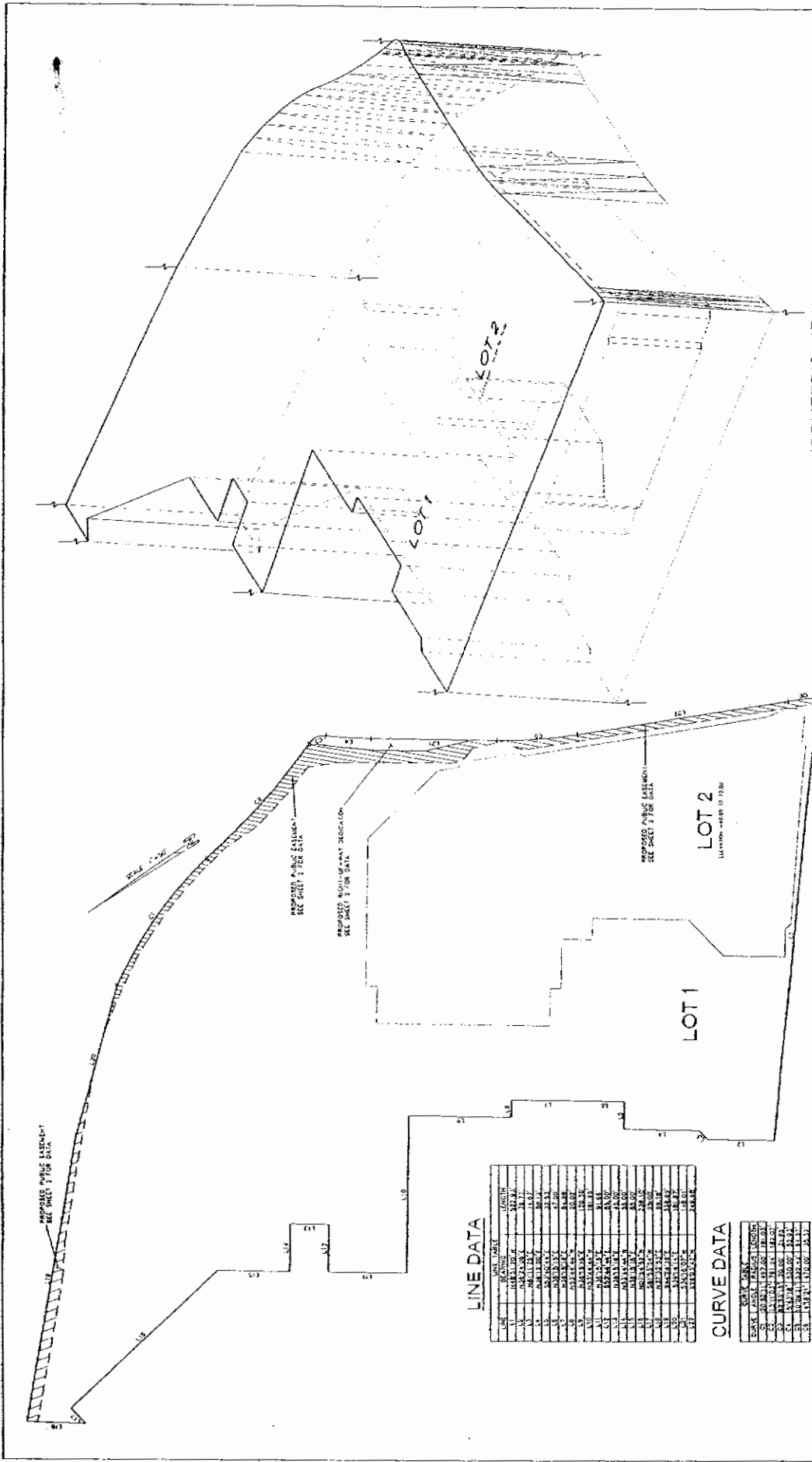
RIGHT-OF-WAY AND EASEMENT DEDICATION DATA TABLES

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,234,567.89	28,250.00
2	1,234,567.89	28,250.00
3	1,234,567.89	28,250.00
4	1,234,567.89	28,250.00
5	1,234,567.89	28,250.00
6	1,234,567.89	28,250.00
7	1,234,567.89	28,250.00
8	1,234,567.89	28,250.00
9	1,234,567.89	28,250.00
10	1,234,567.89	28,250.00
11	1,234,567.89	28,250.00
12	1,234,567.89	28,250.00
13	1,234,567.89	28,250.00
14	1,234,567.89	28,250.00
15	1,234,567.89	28,250.00
16	1,234,567.89	28,250.00
17	1,234,567.89	28,250.00
18	1,234,567.89	28,250.00
19	1,234,567.89	28,250.00
20	1,234,567.89	28,250.00
21	1,234,567.89	28,250.00
22	1,234,567.89	28,250.00
23	1,234,567.89	28,250.00
24	1,234,567.89	28,250.00
25	1,234,567.89	28,250.00
26	1,234,567.89	28,250.00
27	1,234,567.89	28,250.00
28	1,234,567.89	28,250.00
29	1,234,567.89	28,250.00
30	1,234,567.89	28,250.00
31	1,234,567.89	28,250.00
32	1,234,567.89	28,250.00
33	1,234,567.89	28,250.00
34	1,234,567.89	28,250.00
35	1,234,567.89	28,250.00
36	1,234,567.89	28,250.00
37	1,234,567.89	28,250.00
38	1,234,567.89	28,250.00
39	1,234,567.89	28,250.00
40	1,234,567.89	28,250.00
41	1,234,567.89	28,250.00
42	1,234,567.89	28,250.00
43	1,234,567.89	28,250.00
44	1,234,567.89	28,250.00
45	1,234,567.89	28,250.00
46	1,234,567.89	28,250.00
47	1,234,567.89	28,250.00
48	1,234,567.89	28,250.00
49	1,234,567.89	28,250.00
50	1,234,567.89	28,250.00

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,234,567.89	28,250.00
2	1,234,567.89	28,250.00
3	1,234,567.89	28,250.00
4	1,234,567.89	28,250.00
5	1,234,567.89	28,250.00
6	1,234,567.89	28,250.00
7	1,234,567.89	28,250.00
8	1,234,567.89	28,250.00
9	1,234,567.89	28,250.00
10	1,234,567.89	28,250.00
11	1,234,567.89	28,250.00
12	1,234,567.89	28,250.00
13	1,234,567.89	28,250.00
14	1,234,567.89	28,250.00
15	1,234,567.89	28,250.00
16	1,234,567.89	28,250.00
17	1,234,567.89	28,250.00
18	1,234,567.89	28,250.00
19	1,234,567.89	28,250.00
20	1,234,567.89	28,250.00
21	1,234,567.89	28,250.00
22	1,234,567.89	28,250.00
23	1,234,567.89	28,250.00
24	1,234,567.89	28,250.00
25	1,234,567.89	28,250.00
26	1,234,567.89	28,250.00
27	1,234,567.89	28,250.00
28	1,234,567.89	28,250.00
29	1,234,567.89	28,250.00
30	1,234,567.89	28,250.00
31	1,234,567.89	28,250.00
32	1,234,567.89	28,250.00
33	1,234,567.89	28,250.00
34	1,234,567.89	28,250.00
35	1,234,567.89	28,250.00
36	1,234,567.89	28,250.00
37	1,234,567.89	28,250.00
38	1,234,567.89	28,250.00
39	1,234,567.89	28,250.00
40	1,234,567.89	28,250.00
41	1,234,567.89	28,250.00
42	1,234,567.89	28,250.00
43	1,234,567.89	28,250.00
44	1,234,567.89	28,250.00
45	1,234,567.89	28,250.00
46	1,234,567.89	28,250.00
47	1,234,567.89	28,250.00
48	1,234,567.89	28,250.00
49	1,234,567.89	28,250.00
50	1,234,567.89	28,250.00

ACCESS AND PARKING NOTES
 1. ACCESS TO THE HOTEL DEL CORONADO IS FROM ORANGE AVENUE (A PUBLIC STREET).
 2. ACCESS AND PARKING RIGHTS WITHIN AND ACROSS LOTS 1, 2, AND 3 HAS BEEN GRANTED BY A RECORDING ACCESS AND PARKING AGREEMENT.





ISOMETRIC VIEW
 LOT 1: INDEFINITELY DOWNWARD TO INDEFINITELY UPWARD
 LOT 2: INDEFINITELY DOWNWARD TO INDEFINITELY UPWARD

TENTATIVE
 MAP
 LOT 1
 SHEET 3

Hotel del Coronado
 1500 ORANGE AVENUE
 CORONADO, CA 92118

HALE ENGINEERING
 CIVIL ENGINEERING SURVEYING GEOGRAPHIC INFORMATION SYSTEMS
 3000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CA 92805
 (714) 771-1100 FAX (714) 771-1104

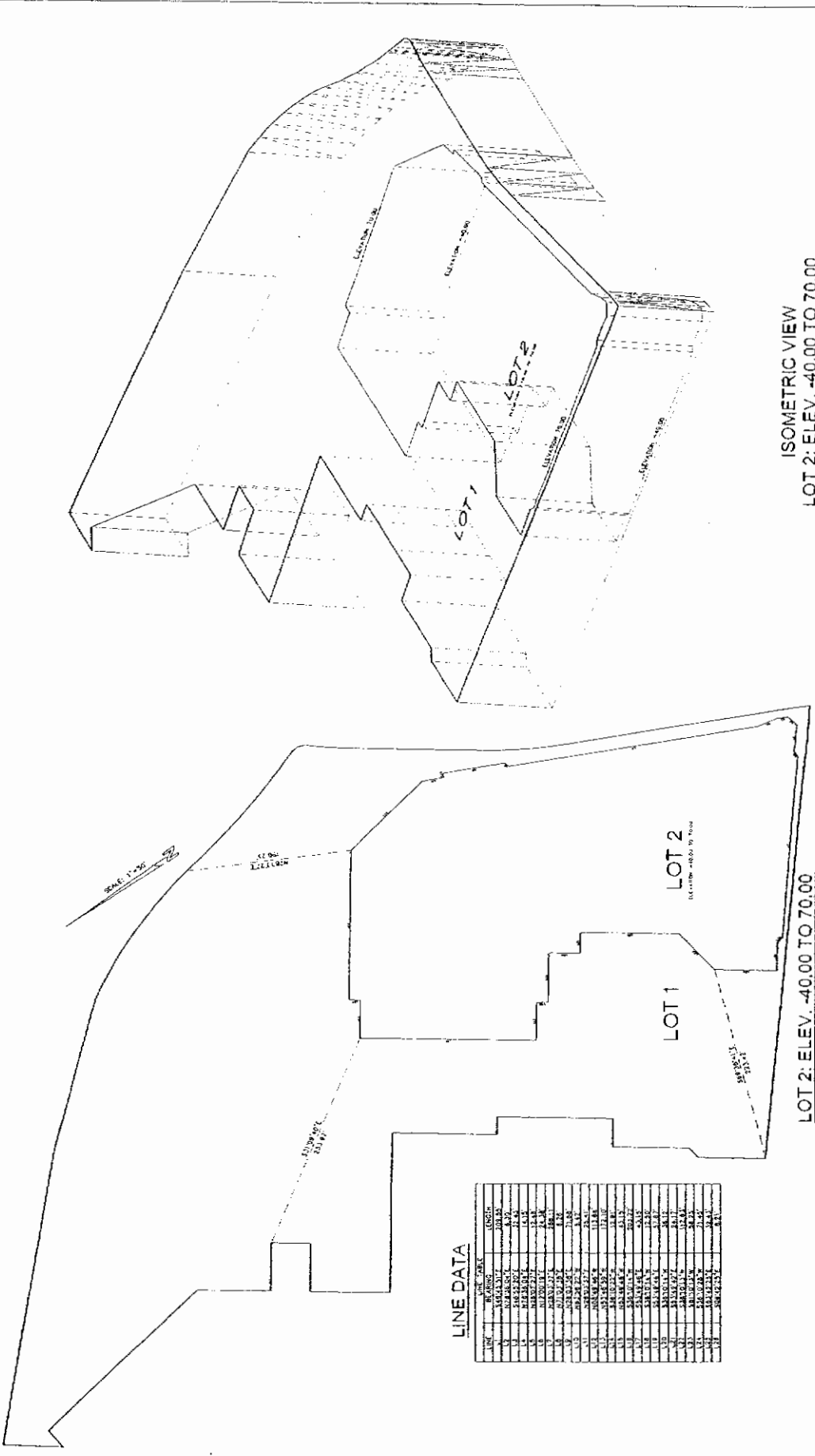


LINE DATA

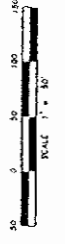
LINE	BEARING	LENGTH	COORDINATE
1.1	N 89° 58' 30" E	10.00	10.00
1.2	N 89° 58' 30" E	10.00	20.00
1.3	N 89° 58' 30" E	10.00	30.00
1.4	N 89° 58' 30" E	10.00	40.00
1.5	N 89° 58' 30" E	10.00	50.00
1.6	N 89° 58' 30" E	10.00	60.00
1.7	N 89° 58' 30" E	10.00	70.00
1.8	N 89° 58' 30" E	10.00	80.00
1.9	N 89° 58' 30" E	10.00	90.00
1.10	N 89° 58' 30" E	10.00	100.00
1.11	N 89° 58' 30" E	10.00	110.00
1.12	N 89° 58' 30" E	10.00	120.00
1.13	N 89° 58' 30" E	10.00	130.00
1.14	N 89° 58' 30" E	10.00	140.00
1.15	N 89° 58' 30" E	10.00	150.00
1.16	N 89° 58' 30" E	10.00	160.00
1.17	N 89° 58' 30" E	10.00	170.00
1.18	N 89° 58' 30" E	10.00	180.00
1.19	N 89° 58' 30" E	10.00	190.00
1.20	N 89° 58' 30" E	10.00	200.00
1.21	N 89° 58' 30" E	10.00	210.00
1.22	N 89° 58' 30" E	10.00	220.00
1.23	N 89° 58' 30" E	10.00	230.00
1.24	N 89° 58' 30" E	10.00	240.00
1.25	N 89° 58' 30" E	10.00	250.00
1.26	N 89° 58' 30" E	10.00	260.00
1.27	N 89° 58' 30" E	10.00	270.00
1.28	N 89° 58' 30" E	10.00	280.00
1.29	N 89° 58' 30" E	10.00	290.00
1.30	N 89° 58' 30" E	10.00	300.00

CURVE DATA

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
1.1	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.2	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.3	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.4	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.5	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.6	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.7	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.8	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.9	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.10	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.11	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.12	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.13	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.14	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.15	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.16	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.17	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.18	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.19	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.20	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.21	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.22	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.23	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.24	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.25	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.26	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.27	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.28	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.29	N 89° 58' 30" E	10.00	89° 58' 30"	10.00
1.30	N 89° 58' 30" E	10.00	89° 58' 30"	10.00



TENTATIVE
MAP
LOT 2
SHEET 4



ISOMETRIC VIEW
LOT 2: ELEV. -40.00 TO 70.00

LOT 2: ELEV. -40.00 TO 70.00

LINE DATA

LINE	BEARING	LENGTH
1	S 88° 14' 30" W	11.32
2	S 88° 14' 30" W	11.32
3	S 88° 14' 30" W	11.32
4	S 88° 14' 30" W	11.32
5	S 88° 14' 30" W	11.32
6	S 88° 14' 30" W	11.32
7	S 88° 14' 30" W	11.32
8	S 88° 14' 30" W	11.32
9	S 88° 14' 30" W	11.32
10	S 88° 14' 30" W	11.32
11	S 88° 14' 30" W	11.32
12	S 88° 14' 30" W	11.32
13	S 88° 14' 30" W	11.32
14	S 88° 14' 30" W	11.32
15	S 88° 14' 30" W	11.32
16	S 88° 14' 30" W	11.32
17	S 88° 14' 30" W	11.32
18	S 88° 14' 30" W	11.32
19	S 88° 14' 30" W	11.32
20	S 88° 14' 30" W	11.32
21	S 88° 14' 30" W	11.32
22	S 88° 14' 30" W	11.32
23	S 88° 14' 30" W	11.32
24	S 88° 14' 30" W	11.32
25	S 88° 14' 30" W	11.32
26	S 88° 14' 30" W	11.32
27	S 88° 14' 30" W	11.32
28	S 88° 14' 30" W	11.32
29	S 88° 14' 30" W	11.32
30	S 88° 14' 30" W	11.32
31	S 88° 14' 30" W	11.32
32	S 88° 14' 30" W	11.32
33	S 88° 14' 30" W	11.32
34	S 88° 14' 30" W	11.32
35	S 88° 14' 30" W	11.32
36	S 88° 14' 30" W	11.32
37	S 88° 14' 30" W	11.32
38	S 88° 14' 30" W	11.32
39	S 88° 14' 30" W	11.32
40	S 88° 14' 30" W	11.32
41	S 88° 14' 30" W	11.32
42	S 88° 14' 30" W	11.32
43	S 88° 14' 30" W	11.32
44	S 88° 14' 30" W	11.32
45	S 88° 14' 30" W	11.32
46	S 88° 14' 30" W	11.32
47	S 88° 14' 30" W	11.32
48	S 88° 14' 30" W	11.32
49	S 88° 14' 30" W	11.32
50	S 88° 14' 30" W	11.32
51	S 88° 14' 30" W	11.32
52	S 88° 14' 30" W	11.32
53	S 88° 14' 30" W	11.32
54	S 88° 14' 30" W	11.32
55	S 88° 14' 30" W	11.32
56	S 88° 14' 30" W	11.32
57	S 88° 14' 30" W	11.32
58	S 88° 14' 30" W	11.32
59	S 88° 14' 30" W	11.32
60	S 88° 14' 30" W	11.32
61	S 88° 14' 30" W	11.32
62	S 88° 14' 30" W	11.32
63	S 88° 14' 30" W	11.32
64	S 88° 14' 30" W	11.32
65	S 88° 14' 30" W	11.32
66	S 88° 14' 30" W	11.32
67	S 88° 14' 30" W	11.32
68	S 88° 14' 30" W	11.32
69	S 88° 14' 30" W	11.32
70	S 88° 14' 30" W	11.32
71	S 88° 14' 30" W	11.32
72	S 88° 14' 30" W	11.32
73	S 88° 14' 30" W	11.32
74	S 88° 14' 30" W	11.32
75	S 88° 14' 30" W	11.32
76	S 88° 14' 30" W	11.32
77	S 88° 14' 30" W	11.32
78	S 88° 14' 30" W	11.32
79	S 88° 14' 30" W	11.32
80	S 88° 14' 30" W	11.32
81	S 88° 14' 30" W	11.32
82	S 88° 14' 30" W	11.32
83	S 88° 14' 30" W	11.32
84	S 88° 14' 30" W	11.32
85	S 88° 14' 30" W	11.32
86	S 88° 14' 30" W	11.32
87	S 88° 14' 30" W	11.32
88	S 88° 14' 30" W	11.32
89	S 88° 14' 30" W	11.32
90	S 88° 14' 30" W	11.32
91	S 88° 14' 30" W	11.32
92	S 88° 14' 30" W	11.32
93	S 88° 14' 30" W	11.32
94	S 88° 14' 30" W	11.32
95	S 88° 14' 30" W	11.32
96	S 88° 14' 30" W	11.32
97	S 88° 14' 30" W	11.32
98	S 88° 14' 30" W	11.32
99	S 88° 14' 30" W	11.32
100	S 88° 14' 30" W	11.32

HALE ENGINEERING
1500 GRANDE AVENUE
CORONADO, CA 92118

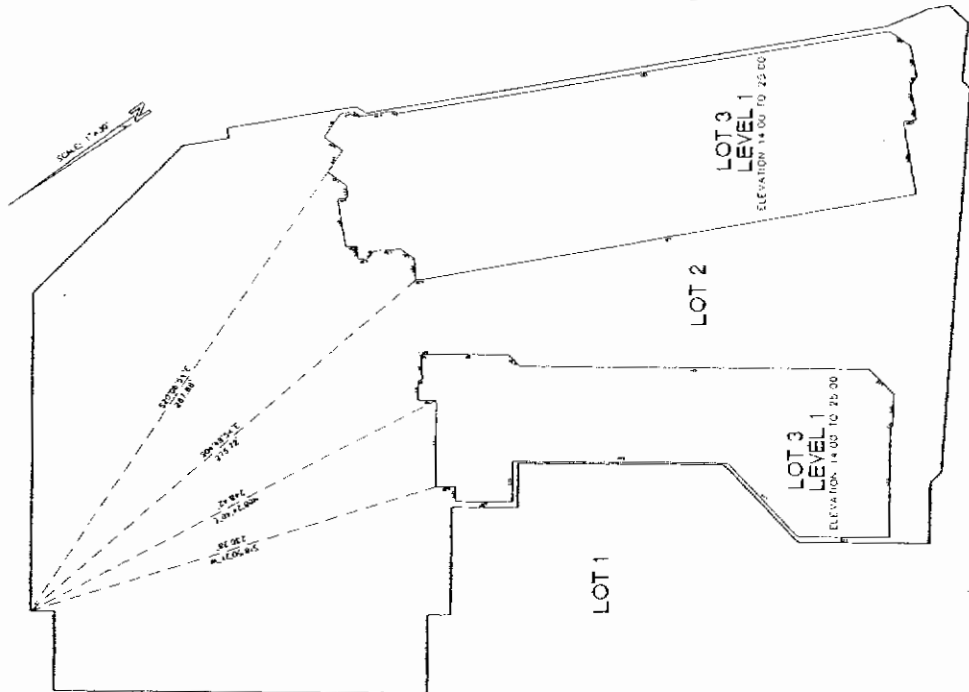


Hotel del Coronado

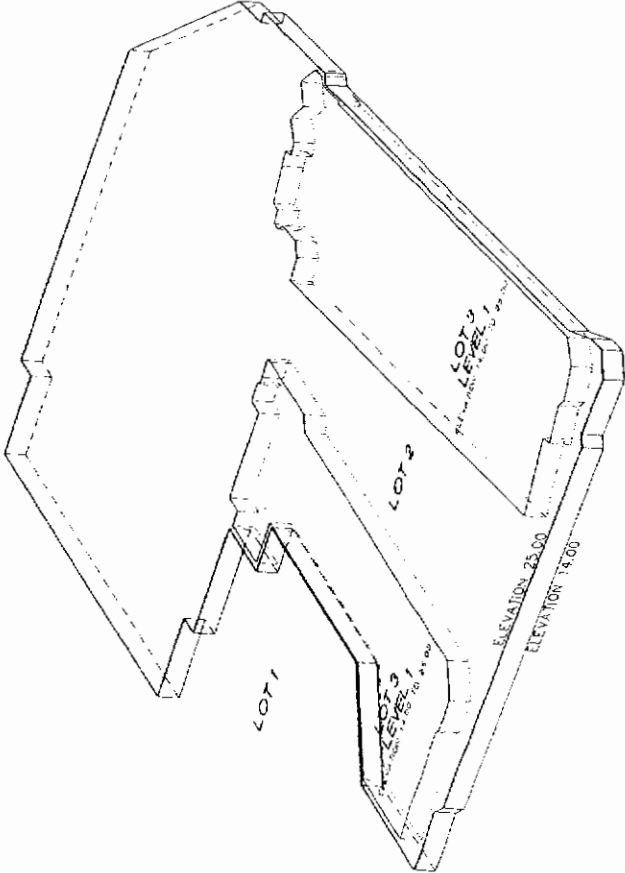
HALE ENGINEERING
1500 GRANDE AVENUE
CORONADO, CA 92118

LINE DATA

LINE NO.	FROM	TO	LENGTH
1	1	2	10.00
2	2	3	15.00
3	3	4	20.00
4	4	5	25.00
5	5	6	30.00
6	6	7	35.00
7	7	8	40.00
8	8	9	45.00
9	9	10	50.00
10	10	11	55.00
11	11	12	60.00
12	12	13	65.00
13	13	14	70.00
14	14	15	75.00
15	15	16	80.00
16	16	17	85.00
17	17	18	90.00
18	18	19	95.00
19	19	20	100.00
20	20	21	105.00
21	21	22	110.00
22	22	23	115.00
23	23	24	120.00
24	24	25	125.00
25	25	26	130.00
26	26	27	135.00
27	27	28	140.00
28	28	29	145.00
29	29	30	150.00
30	30	31	155.00
31	31	32	160.00
32	32	33	165.00
33	33	34	170.00
34	34	35	175.00
35	35	36	180.00
36	36	37	185.00
37	37	38	190.00
38	38	39	195.00
39	39	40	200.00
40	40	41	205.00
41	41	42	210.00
42	42	43	215.00
43	43	44	220.00
44	44	45	225.00
45	45	46	230.00
46	46	47	235.00
47	47	48	240.00
48	48	49	245.00
49	49	50	250.00
50	50	51	255.00
51	51	52	260.00
52	52	53	265.00
53	53	54	270.00
54	54	55	275.00
55	55	56	280.00
56	56	57	285.00
57	57	58	290.00
58	58	59	295.00
59	59	60	300.00
60	60	61	305.00
61	61	62	310.00
62	62	63	315.00
63	63	64	320.00
64	64	65	325.00
65	65	66	330.00
66	66	67	335.00
67	67	68	340.00
68	68	69	345.00
69	69	70	350.00
70	70	71	355.00
71	71	72	360.00
72	72	73	365.00
73	73	74	370.00
74	74	75	375.00
75	75	76	380.00
76	76	77	385.00
77	77	78	390.00
78	78	79	395.00
79	79	80	400.00
80	80	81	405.00
81	81	82	410.00
82	82	83	415.00
83	83	84	420.00
84	84	85	425.00
85	85	86	430.00
86	86	87	435.00
87	87	88	440.00
88	88	89	445.00
89	89	90	450.00
90	90	91	455.00
91	91	92	460.00
92	92	93	465.00
93	93	94	470.00
94	94	95	475.00
95	95	96	480.00
96	96	97	485.00
97	97	98	490.00
98	98	99	495.00
99	99	100	500.00



LOT 3: LEVEL 1 (ELEV. 14.00 TO 25.00)



ISOMETRIC VIEW
LOT 3: LEVEL 1 (ELEV. 14.00 TO 25.00)



HALE ENGINEERING
CIVIL ENGINEERING SURVEYING LAND SURVEYING
PHYSICAL SURVEYING
1550 GRANDE AVENUE
CORONADO, CA 92118



Hotel del Coronado
1550 GRANDE AVENUE
CORONADO, CA 92118

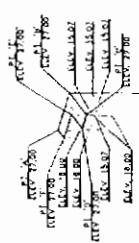
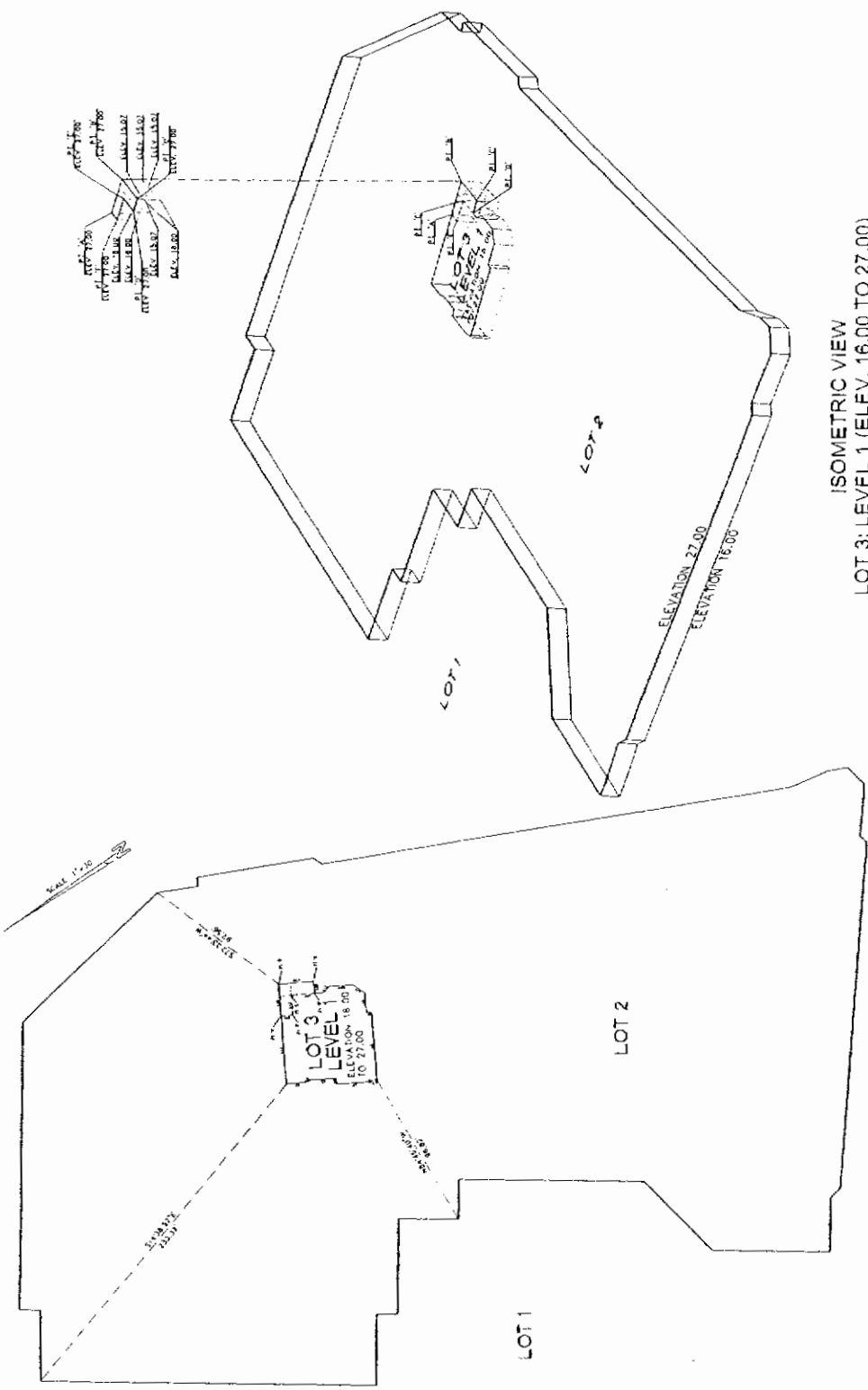


TENTATIVE
MAP
LOT 3
SHEET 5

LINE DATA

LINE NO.	LINE LENGTH
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
15	1.00
16	1.00
17	1.00
18	1.00
19	1.00
20	1.00
21	1.00
22	1.00
23	1.00
24	1.00
25	1.00
26	1.00
27	1.00
28	1.00
29	1.00
30	1.00
31	1.00
32	1.00
33	1.00
34	1.00
35	1.00
36	1.00
37	1.00
38	1.00
39	1.00
40	1.00
41	1.00
42	1.00
43	1.00
44	1.00
45	1.00
46	1.00
47	1.00
48	1.00
49	1.00
50	1.00

SCALE 1" = 20'



ISOMETRIC VIEW
LOT 3: LEVEL 1 (ELEV. 16.00 TO 27.00)

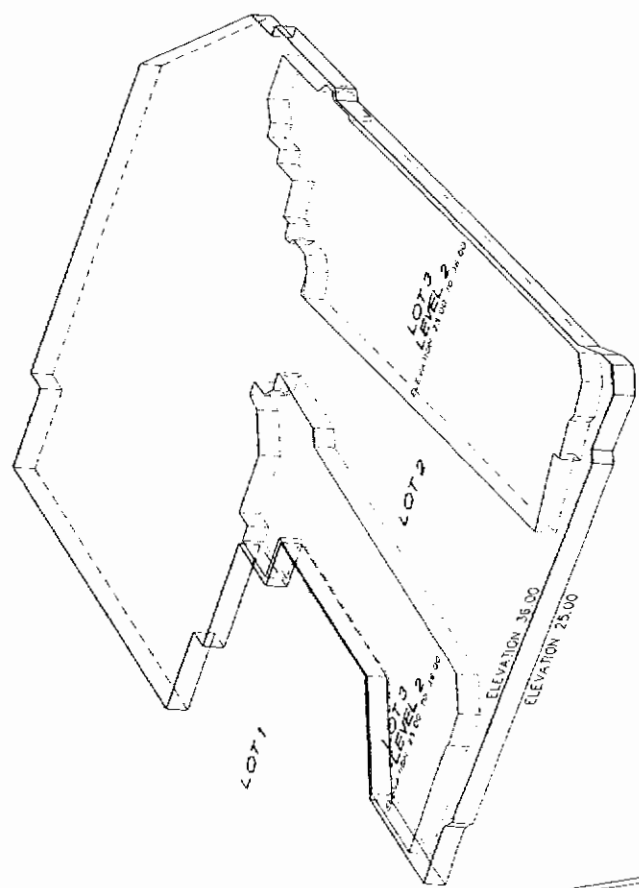
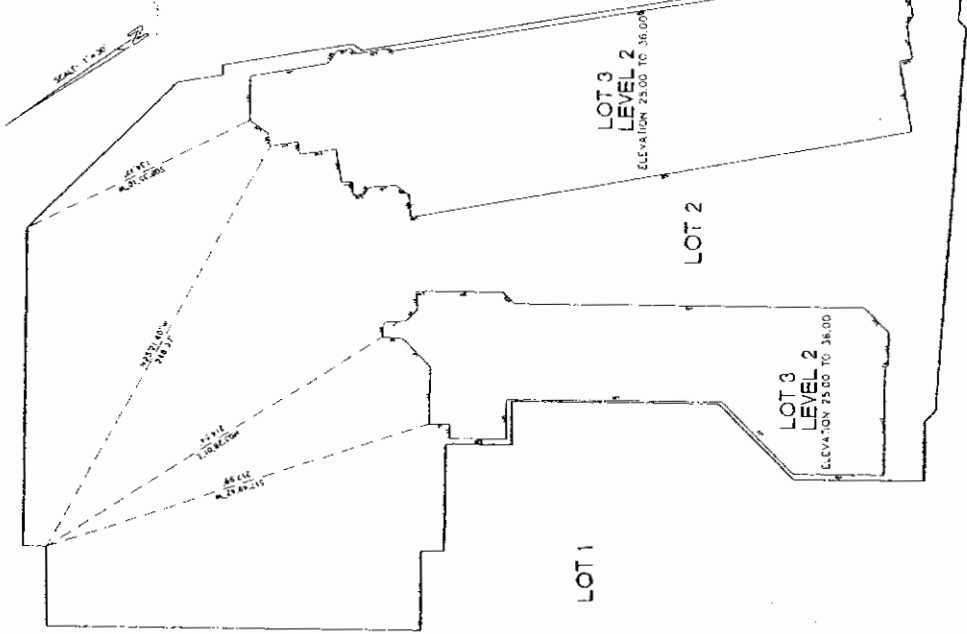
TENTATIVE
MAP
LOT 3
SHEET 6

Hotel del Coronado
1500 ORANGE AVENUE
CORONADO, CA 92118

HALE ENGINEERING
CIVIL ENGINEERING ARCHITECTURE LAND PLANNING
1000 15th Street
San Diego, CA 92101

LINE DATA

LINE NO.	DESCRIPTION
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
15	1.00
16	1.00
17	1.00
18	1.00
19	1.00
20	1.00
21	1.00
22	1.00
23	1.00
24	1.00
25	1.00
26	1.00
27	1.00
28	1.00
29	1.00
30	1.00
31	1.00
32	1.00
33	1.00
34	1.00
35	1.00
36	1.00
37	1.00
38	1.00
39	1.00
40	1.00
41	1.00
42	1.00
43	1.00
44	1.00
45	1.00
46	1.00
47	1.00
48	1.00
49	1.00
50	1.00
51	1.00
52	1.00
53	1.00
54	1.00
55	1.00
56	1.00
57	1.00
58	1.00
59	1.00
60	1.00
61	1.00
62	1.00
63	1.00
64	1.00
65	1.00
66	1.00
67	1.00
68	1.00
69	1.00
70	1.00
71	1.00
72	1.00
73	1.00
74	1.00
75	1.00
76	1.00
77	1.00
78	1.00
79	1.00
80	1.00
81	1.00
82	1.00
83	1.00
84	1.00
85	1.00
86	1.00
87	1.00
88	1.00
89	1.00
90	1.00
91	1.00
92	1.00
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100	1.00

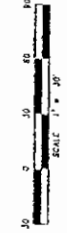


ISOMETRIC VIEW
 LOT 3: LEVEL 2 (ELEV. 25.00 TO 36.00)

HALE ENGINEERING
 CIVIL ENGINEERING ARCHITECTURE LANDSCAPE ARCHITECTURE
 (NS) 91-1447
 (NS) 91-1447
 601 BELL & HOWELL

HOTEL DEL CORONADO
 1500 ORANGE AVENUE
 CORONADO, CA 92118

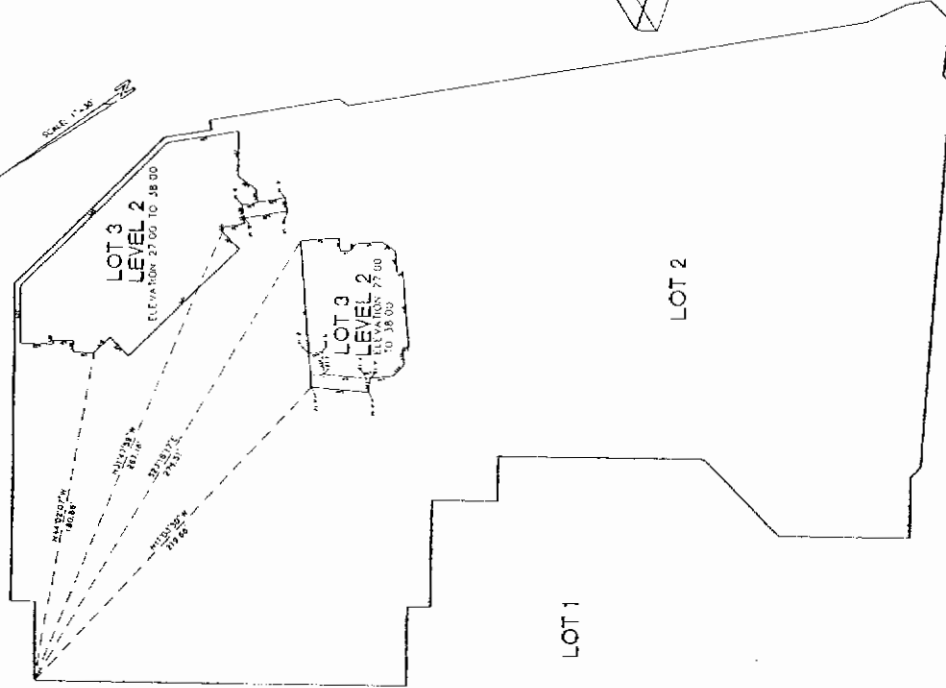
TENTATIVE
 MAP
 LOT 3
 SHEET 7



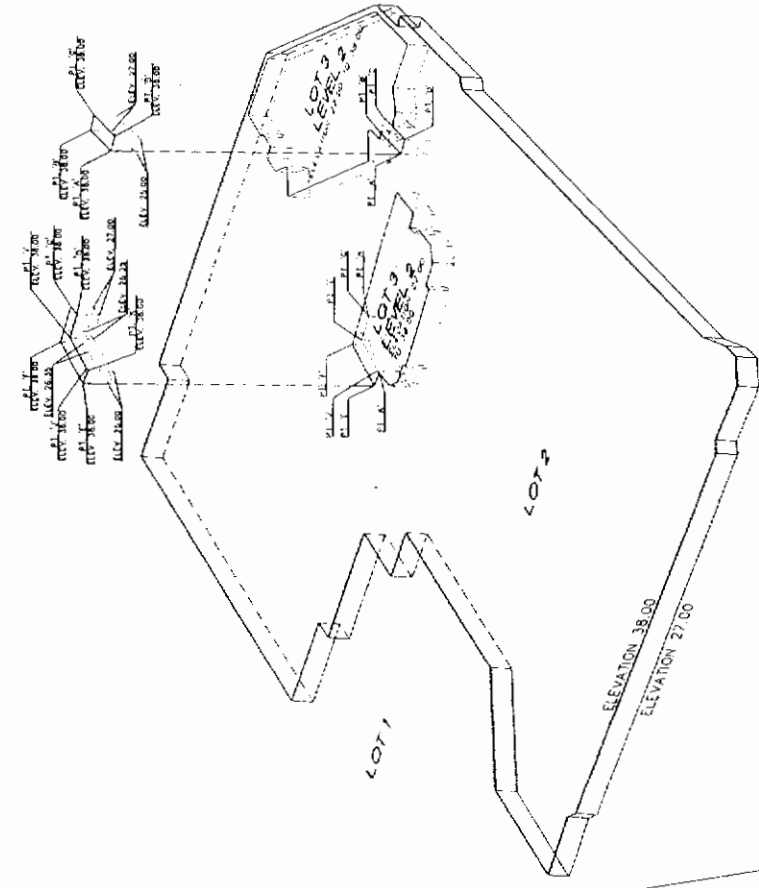
LINE DATA

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11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
18	100.00
19	100.00
20	100.00
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23	100.00
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29	100.00
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34	100.00
35	100.00
36	100.00
37	100.00
38	100.00
39	100.00
40	100.00
41	100.00
42	100.00
43	100.00
44	100.00
45	100.00
46	100.00
47	100.00
48	100.00
49	100.00
50	100.00

SCALE 1" = 20'



LOT 3: LEVEL 2 (ELEV. 27.00 TO 38.00)



ISOMETRIC VIEW
LOT 3: LEVEL 2 (ELEV. 27.00 TO 38.00)

HALE ENGINEERING
THE ENGINEERS ARCHITECTS AND PLANNERS
 1500 ORANGE AVENUE
 CORONADO, CA 92118
 (619) 434-1100
 (619) 714-1141 FAX

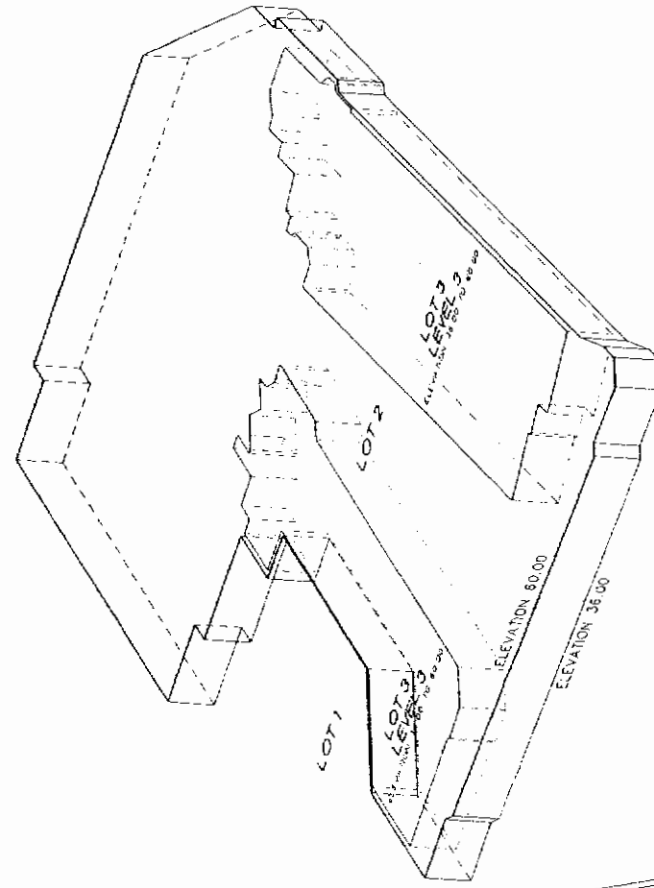
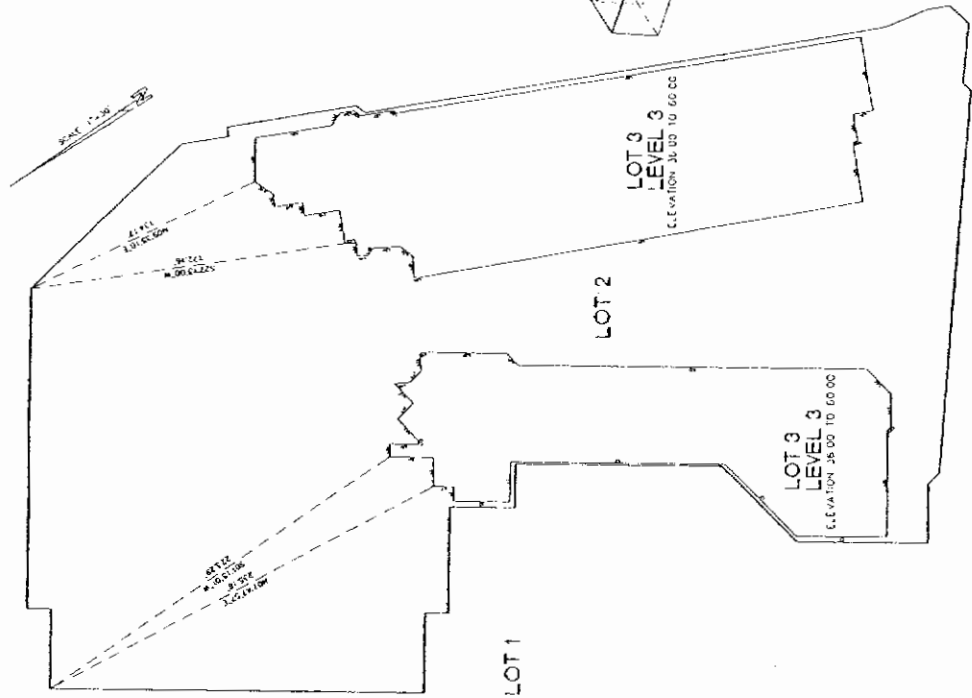
HOTEL DEL CORONADO
 1500 ORANGE AVENUE
 CORONADO, CA 92118



TENTATIVE
MAP
LOT 3
SHEET 8

LINE DATA

LINE NO.	START POINT	END POINT	LENGTH
1	100	101	10.00
2	101	102	10.00
3	102	103	10.00
4	103	104	10.00
5	104	105	10.00
6	105	106	10.00
7	106	107	10.00
8	107	108	10.00
9	108	109	10.00
10	109	110	10.00
11	110	111	10.00
12	111	112	10.00
13	112	113	10.00
14	113	114	10.00
15	114	115	10.00
16	115	116	10.00
17	116	117	10.00
18	117	118	10.00
19	118	119	10.00
20	119	120	10.00
21	120	121	10.00
22	121	122	10.00
23	122	123	10.00
24	123	124	10.00
25	124	125	10.00
26	125	126	10.00
27	126	127	10.00
28	127	128	10.00
29	128	129	10.00
30	129	130	10.00
31	130	131	10.00
32	131	132	10.00
33	132	133	10.00
34	133	134	10.00
35	134	135	10.00
36	135	136	10.00
37	136	137	10.00
38	137	138	10.00
39	138	139	10.00
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49	148	149	10.00
50	149	150	10.00
51	150	151	10.00
52	151	152	10.00
53	152	153	10.00
54	153	154	10.00
55	154	155	10.00
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96	195	196	10.00
97	196	197	10.00
98	197	198	10.00
99	198	199	10.00
100	199	200	10.00



ISOMETRIC VIEW
LOT 3: LEVEL 3 (ELEV. 36.00 TO 60.00)

TENTATIVE
MAP
LOT 3
SHEET 10



Hotel del Coronado

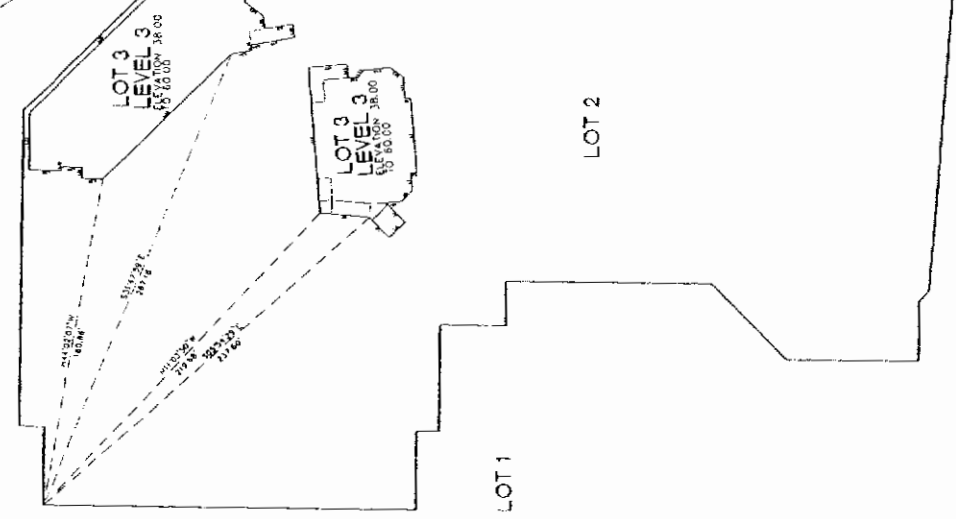
1500 ORANGE AVENUE
CORONADO, CA 92118

HALE ENGINEERING
CIVIL ENGINEERING ARCHITECTURE LANDSCAPE ARCHITECTURE
1000 UNIVERSITY AVENUE
SAN DIEGO, CA 92103

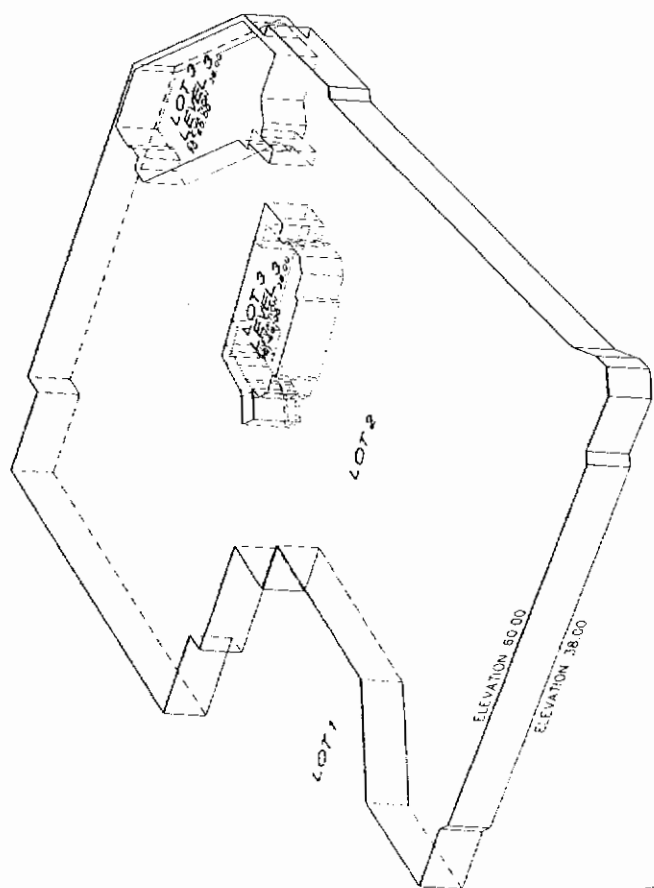
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4	4	5	100.00	100.00
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6	6	7	100.00	100.00
7	7	8	100.00	100.00
8	8	9	100.00	100.00
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26	26	27	100.00	100.00
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29	29	30	100.00	100.00
30	30	31	100.00	100.00
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96	96	97	100.00	100.00
97	97	98	100.00	100.00
98	98	99	100.00	100.00
99	99	100	100.00	100.00

SCALE 1" = 30'



LOT 3: LEVEL 3 (ELEV. 38.00 TO 60.00)



ISOMETRIC VIEW
LOT 3: LEVEL 3 (ELEV. 38.00 TO 60.00)



HALE ENGINEERING
CIVIL ENGINEERING ARCHITECTURE LANDSCAPE ARCHITECTURE
1500 ORANGE AVENUE
CORONADO, CA 92118



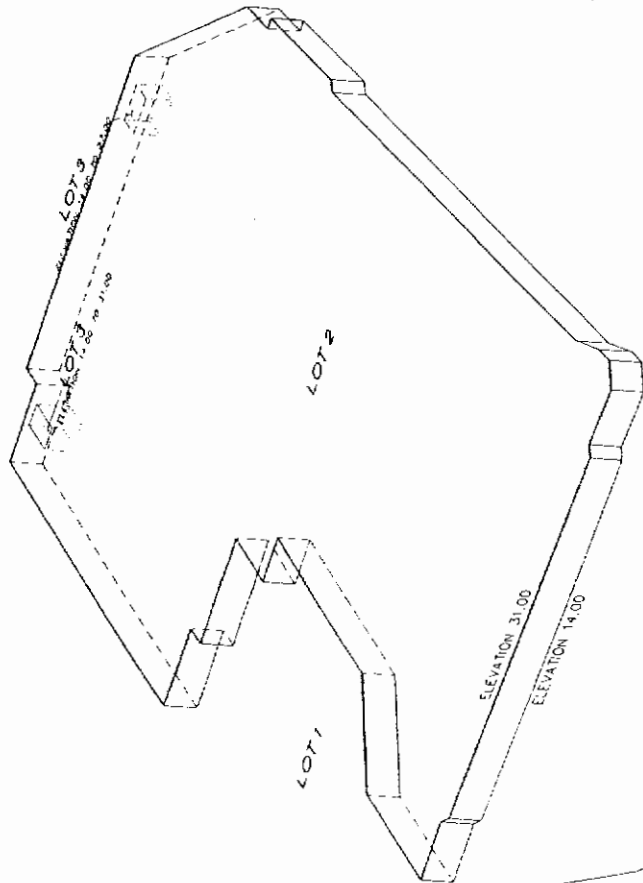
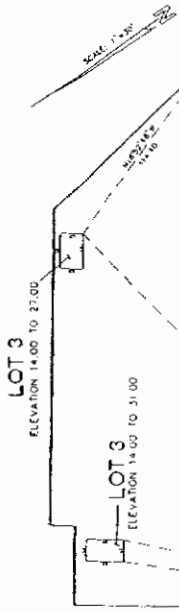
HOTEL DEL CORONADO

TENTATIVE
MAP
LOT 3
SHEET 11

HALE ENGINEERING
CIVIL ENGINEERING ARCHITECTURE LANDSCAPE ARCHITECTURE
710 COUNTY CENTER
SAN DIEGO, CA 92101

LINE DATA

LINE NO.	START	END
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5	5	6
6	6	7
7	7	8
8	8	9
9	9	10
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11	11	12
12	12	13
13	13	14
14	14	15
15	15	16
16	16	17
17	17	18
18	18	19
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22	22	23
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29	29	30
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92	92	93
93	93	94
94	94	95
95	95	96
96	96	97
97	97	98
98	98	99
99	99	100



ISOMETRIC VIEW
 LOT 3: LEVEL 1 (ELEV. 14.00 TO 31.00)

LOT 3: LEVEL 1 (ELEV. 14.00 TO 31.00)

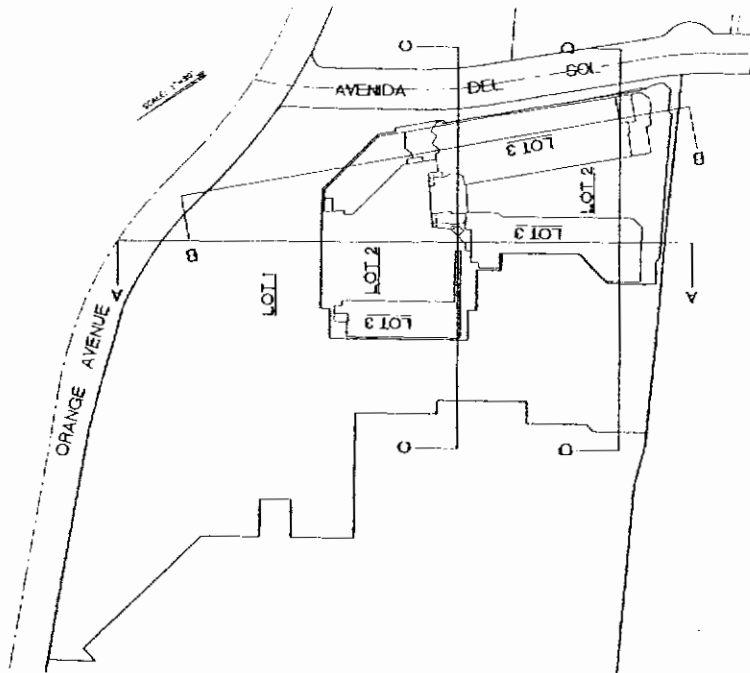
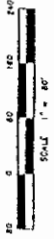
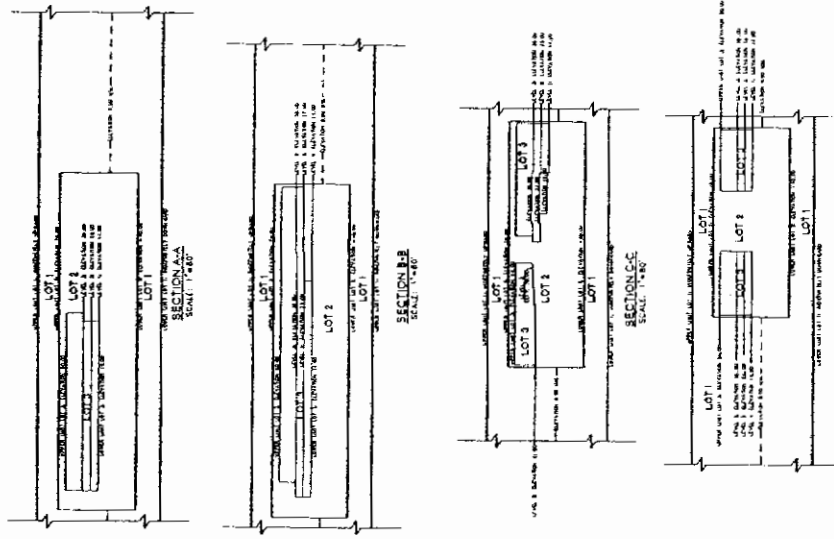
HALE ENGINEERING
 CIVIL ENGINEERING ARCHITECTURAL LANDSCAPE ARCHITECTURE
 1800 11th Street
 San Diego, CA 92101
 (619) 594-1100
 (619) 594-1101

HOTEL DEL CORONADO
 1500 ORANGE AVENUE
 CORONADO, CA 92118



TENTATIVE
 MAP
 LOT 3
 SHEET 12

TENTATIVE
MAP
CROSS
SECTIONS
SHEET 13

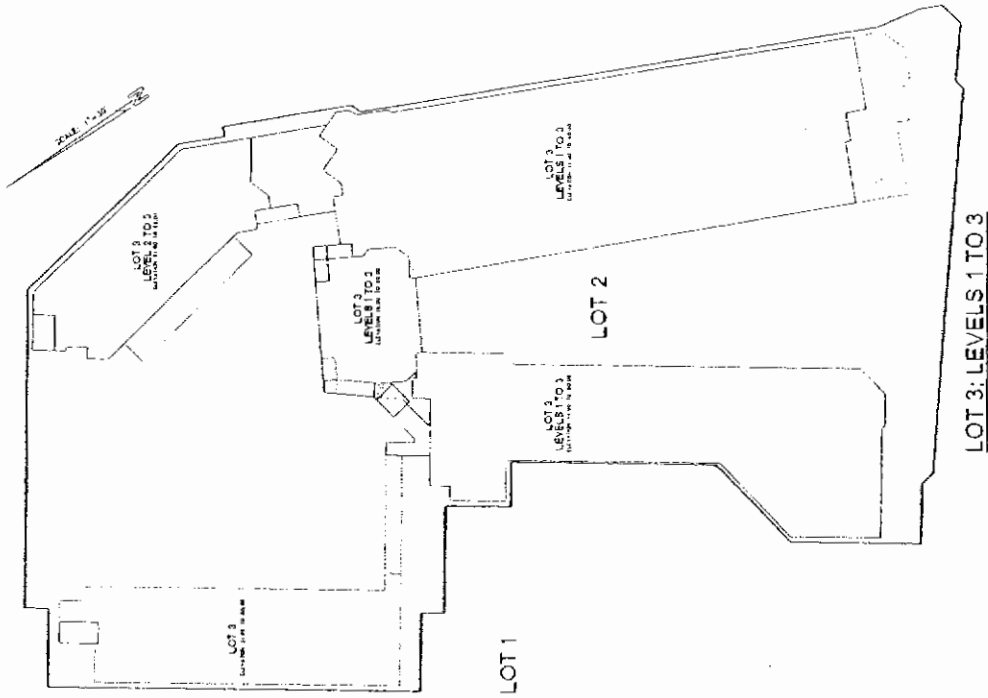


LOTS 1, 2 AND 3
SCALE: 1" = 80'

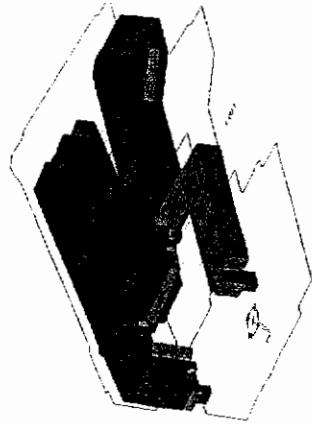


1550 ORANGE AVENUE
CORONADO, CA 92118

HALE ENGINEERING
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
1800 DOWNEY COURT
SAN DIEGO, CA 92108
(619) 521-1144
(619) 774-1441 FAX

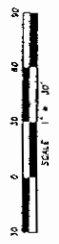


ISOMETRIC VIEW 1
LOT 3: LEVELS 1 TO 3




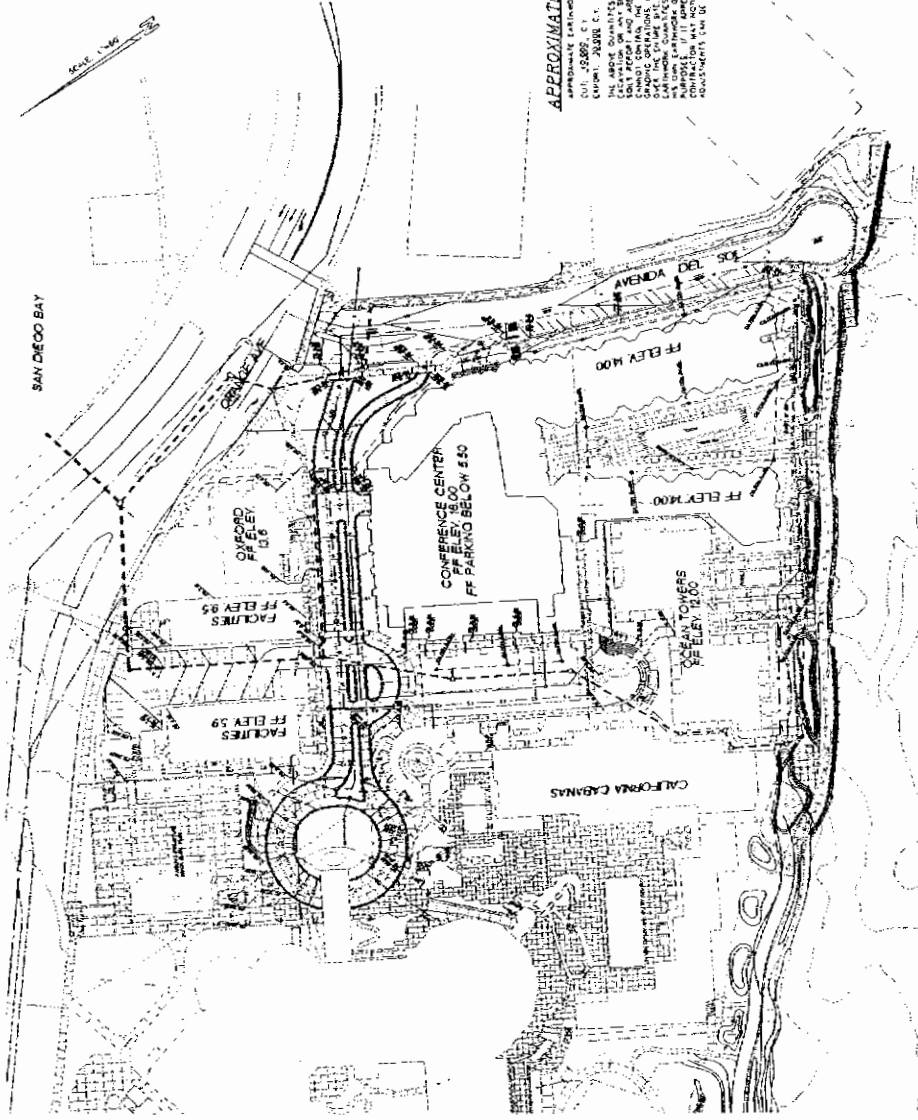
ISOMETRIC VIEW 2
LOT 3: LEVELS 1 TO 3

TENTATIVE
MAP
LOTS 1, 2 AND 3
SHEET 14



 **Hotel del Coronado**
1500 ORANGE AVENUE
CORONADO, CA 92118

 **HALE ENGINEERING**
Civil, Mechanical, Electrical, and Structural
1940 15th Street
San Diego, CA 92161
(619) 591-1144
(619) 591-1145



APPROXIMATE EARTHWORK QUANTITY ESTIMATE

DATE: 12/20/01
 DRAWN: J. WILSON
 CHECKED: J. WILSON
 PROJECT: HOTEL DEL CORONADO
 SHEET: 15 OF 15
 SCALE: 1" = 40'

TENTATIVE
 CONCEPTUAL
 GRADING
 SHEET 15



Hotel del Coronado
 1500 ORANGE AVENUE
 CORONADO, CA 92118

HALE ENGINEERING
 CIVIL ENGINEERING SURVEYING AND PLANNING
 1000 7th Street
 San Diego, CA 92101
 (619) 591-1100
 (619) 591-1101 FAX

RESOLUTION NO. 8315

OCT 10 2008

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO
APPROVING A REQUEST FOR A THREE LOT TENTATIVE SUBDIVISION MAP
FOR SUBSEQUENT DEVELOPMENT OF UP TO 85 "FOR SALE" LIMITED TERM
OCCUPANCY CONDOMINIUM HOTEL UNITS AND 30 RESORT/HOTEL
MANAGED COMMERCIAL UNITS, AS IDENTIFIED IN THE PROPOSED HOTEL
DEL CORONADO 2008 AMENDED MASTER PLAN, LOCATED IN THE H-M
(HOTEL-MOTEL ZONE) AT 1500 ORANGE AVENUE, CORONADO, CALIFORNIA**

WHEREAS, Hotel del Partners, LP has, per the California Subdivision Map Act and the City of Coronado Subdivision Ordinance, requested City approval to subdivide a portion of 1500 Orange Ave. into three lots for the creation of up to 85 "for sale" limited term occupancy condominium hotel units and 30 resort/hotel managed commercial units (non-habitable management condominium units e.g. lobby and maintenance closets) as shown on the "Coronado, California Tentative Map" dated August 7, 2008 incorporated herein by reference and made a part hereof;

WHEREAS, the Planning Commission of the City of Coronado did, pursuant to Section 66854 of the Government Code, hold a public hearing on the Tentative Subdivision Map, on August 26, 2008 and subsequently adopted a motion recommending approval with findings and conditions to the City Council;

WHEREAS, the City Council of the City of Coronado did, pursuant to Section 66854 of the Government Code, hold a public hearing on said subdivision request on September 16, 2008 and said public hearing was duly noticed as required by law and all persons desiring to be heard were heard at said hearing;

WHEREAS, on June 18, 2002 the City Council of the City of Coronado adopted Resolution No. 7855 approving the Hotel Del Coronado Master Plan as the first in a series of discretionary actions to be considered by three decision-making bodies related to a comprehensive plan for the restoration, enhancement and preservation of the Hotel del Coronado;

WHEREAS, on July 2, 2002 the City Council of the City of Coronado adopted Ordinance No. 1936 approving a Development Agreement to implement the Hotel Del Coronado Master Plan;

WHEREAS, on August 27, 2002, the Planning Commission of the City of Coronado adopted Resolution No. 5-02 approving a request for Coastal Permit (CP 3-02) to implement the Hotel Del Coronado Master Plan;

WHEREAS, segments one and two of the Master Plan with the associated public improvements have been completed and accepted by the City of Coronado;

WHEREAS, on August 26, 2008, the Planning Commission of the City of Coronado adopted Resolution Nos. 9-08 and 10-08 approving Coastal Permits CP 5-08 & 6-08 to implement the 2008 Amended Hotel Del Coronado Master Plan and the subject Tentative Subdivision Map, respectively, contingent upon City Council approval of the related July 2008 CEQA Addendum, Amended Master Plan and the subject Tentative Subdivision Map;

WHEREAS, the "Final Environmental Impact Report (SCH#99021088) City of Coronado Hotel del Coronado Master Plan" ("FEIR") was certified by the Coronado City Council at a public hearing on September 18, 2001, pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et seq., and the state CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3;

WHEREAS, an Addendum to said FEIR was prepared to evaluate the environmental effects of: (1) proposed modifications to the Hotel del Coronado Master Plan submitted subsequent to certification of the FEIR and described in the "Second Addendum to the Hotel del Coronado Master Plan" dated April 2002 and (2) approval and execution by the City of a proposed Development Agreement pursuant to Government Code Section 65864 et seq. for the Hotel del Coronado Master Plan, and said Addendum to the FEIR and the FEIR were reviewed and considered by the City Council and the Addendum was approved by the City on May 7, 2002;

WHEREAS, on May 7, 2002 the City Council of the City of Coronado adopted the Mitigation Monitoring and Reporting Program dated July 2, 2001 and the "CEQA Findings and Statement of Overriding Considerations" dated April 30, 2002 pursuant to Resolution No. 7832;

WHEREAS, an Addendum to said FEIR dated July 30, 2008 was prepared to evaluate the environmental effects of: (1) proposed modifications to the Hotel del Coronado Amended Master Plan submitted subsequent to certification of the FEIR and described in the "Hotel del Coronado Amended Master Plan" dated June 2008 and the "Supplement to the Amended Master Plan," dated August 2008 and (2) approval and execution by the City of a proposed Development Agreement pursuant to Government Code Section 65864 et seq. for the Hotel del Coronado Master Plan, and said Addendum to the FEIR and the FEIR was reviewed and considered by the City Council on September 2, 2008; and

WHEREAS, on September 2, 2008 the City Council of the City of Coronado adopted Resolution No. 8309 accepting the July 2008 EIR addendum and adopting the Mitigation Monitoring and Reporting Program, CEQA Findings and Statement Of Overriding Considerations for the Hotel Del Coronado 2008 Amended Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado that the proposed Tentative Subdivision Map for a portion of 1500 Orange Ave. be approved and that the approval be based upon the following findings:

1. That the proposed map, with conditions, is consistent with the Coronado General Plan and Zoning Ordinance in that the required short term transient use (see below conditions) of the proposed Limited Term Occupancy Condo Hotel Units will provide for the needs of tourists, travelers and transient occupants as permitted under the General Plan and Zoning Ordinance requirements;
2. That the Condo Hotel Units will be available for rental by non-owners (as conditioned below) and based on January – July, 2008 use data for the existing Hotel Del Coronado North Beach Village Condo Hotel Units, of the total nights units were occupied only 9% of the time said units were occupied by unit owners;
3. That the proposed condo hotel units will contribute to the mix of size and quality of short term use hotel rooms available to tourists and said type of units will be a small percentage of the standard hotel rooms available on the Hotel del Coronado property since at full build-out there will be a total of 901 rooms with 222 or 25% as condo hotel units (78 existing at North Beach Village + 144 proposed in the South Beach guestrooms) and 679 or 75% as standard hotel rooms;
4. That the proposed Condo Hotel ownership structure will support the City's Strategic Plan's "Fiscal Vitality" objectives to: *"Seek ways to increase tourist based revenues"* and *"Seek ways to increase revenues to fund recommended actions for enhancing the community quality of life"* by providing increased sales, property, and transient occupancy taxes ("TOT"), and as conditioned below TOT is required to be paid to the City every night a unit is occupied, regardless of owner or guest use;
5. That the design and improvement of the proposed subdivision are consistent with the Coronado General Plan and Zoning Ordinance in that the design provides sufficient lot area and street access for proper development;
6. That the design and improvement of the proposed subdivision, with conditions, are consistent with the "Hotel Del Coronado Amended Master Plan" dated June, 2008 and the "Hotel Del Coronado Supplement to Amended Master Plan" dated August, 2008 (collectively "Amended Master Plan") which are made a part hereof and incorporated herein by this reference;
7. That the design of the subdivision and the proposed improvements, with conditions, are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat in accordance with the California Environmental Quality Act (CEQA) and is consistent with the Addendum to the Certified Final EIR dated July 30, 2008 adopted by the City Council on September 2, 2008 by Resolution No. 8309;
8. That the design of the subdivision and the type of improvements are not likely to cause serious public health problems;
9. That the design of the subdivision and the type of improvements, with conditions, will not conflict with any easements acquired by the public at large and which are recorded or established by judgment of a court of competent jurisdiction since the City is the owner of an easement for continuous and permanent public recreation use including pedestrian, bicycle, and public safety vehicle use running from R.H. Dana Place to Avenida del Sol for purposes of public use and access to the beach, previously granted by Owner's predecessors in interest (the "Public Access Easement" or "Paseo del Mar");

10. That the Tentative Map meets all the requirements of the Subdivision Map Act and the Coronado Subdivision Ordinance and was approved, with conditions, by the Fire, Public Services, and Engineering departments.

BE IT FURTHER RESOLVED that the approval is subject to the following conditions:

These terms or conditions shall run with the land and be perpetual, and it is the intention of the City of Coronado ("City") and the existing property owner ("Owner") to bind all future owners and possessors of the subject property (including each Unit Owner, as hereinafter defined) to the following terms and conditions:

1. Owner shall insure that all development is consistent with and complies with all conditions of the following documents or permits, or as amended from time to time:
 - a. Hotel del Coronado Amended Master Plan dated June 2008 and the Supplement to the Amended Master Plan dated August, 2008;
 - b. Grant of Easement Agreement dated February 27, 2003 and recorded as document number 2003-0228353;
 - c. Development Agreement dated February 27, 2003 and recorded as document number 2003-0228355;
 - d. Development Agreement Amendment dated March 13, 2006 and recorded as document number 2006-0174051;
 - e. Development Agreement Amendment adopted by City Council on October 7, 2008;
 - f. City Parking Plan approval;
 - g. City Coastal Permit approval;
 - h. The Final Environmental Impact Report certified by the City Council on September 18, 2001, CEQA Findings and Statement of Overriding Considerations adopted by the City Council on May 7, 2002 and the subsequent EIR Addendum dated July 30, 2008 approved by the City Council on September 2, 2008 with revised mitigation monitoring and reporting program and CEQA Findings and Statement of Overriding Considerations (said documents and permits described in subdivisions (a)-(f), inclusive, the "Project");
2. Prior to the recordation of the Final Subdivision Map Owner shall submit three copies of the proposed covenants, conditions, and restrictions ("CC&Rs") for the subject condominium units to City for approval. The CC&Rs as approved by City shall be recorded against all such individual condominium unit property titles;
3. Owner shall comply with the following and include in either the CC&Rs or other covenants recorded against the property:
 - a) No section of the approved CC&Rs or other covenants related to conditions of the documents referenced under the above condition number 1 or any other conditions of approval of the subject Tentative Subdivision Map, shall be revised or amended without first obtaining approval from City of Coronado's Director of Community Development and the Owner of the adjoining Hotel del Coronado;

- b) No condominium unit, habitable unit, dwelling unit, or hotel unit (individually referred to as a "Unit," and collectively referred to as "Units") shall be occupied and used except for short term resort occupancy purposes by the owners of the Units (the "Unit Owners") or other occupants and their social guests, and no trade or business shall be conducted therein other than as consistent with resort occupancy use;
- c) Use and occupancy of Units shall be for short term occupancy, with occupancy by the same person or persons limited to not more than twenty five (25) consecutive days, except that Unit Owners shall be allowed to occupy a Unit up to a total of ninety (90) cumulative days per calendar year, provided the Unit Owner shall not exceed 25 consecutive days of occupancy at any one time. All such Unit Owners are further limited to a maximum 25 day use within any immediately preceding 50 day time period. If a Unit has more than one Unit Owner, the 25 consecutive day, 25 day within a 50 day period, and 90 day occupancy limit shall apply to the Unit, and the 25 consecutive day, 25 day within a 50 day period, and 90 day occupancy limitation shall constitute a limitation on the aggregate use of the Unit by all of such Unit Owners;
- d) No Unit or any portion thereof shall be leased, subleased, occupied, rented, let, sublet, or used for or in connection with any time sharing agreement, plan, program or arrangement, including, without limitation, any so called "vacation license," "travel club," "extended vacation," or other membership or time interval or fractionalized ownership arrangement. The term "time sharing" as used herein shall be deemed to include, but shall not be limited to "time-share project" as that term is defined in California Business and Profession Code, or any agreement plan, program, or arrangement under which the right to use, occupy or possess a Unit, or any portion thereof rotates among various persons, either corporate, partnership, individual, or otherwise, on a periodically recurring basis for value exchanged, whether monetary or like kind use privileges, according to a fixed or floating interval or period of time, provided, however, the foregoing restrictions shall not prohibit or preclude various persons either individually or through ownership of a legal entity, from acquiring, using, occupying, or possessing a Unit together for their own account and not as part of a business arrangement formed to operate a time-share, travel club, vacation license, extended vacation, or other form of shared use arrangement;
- e) The Project and all of its Units shall be operated similar to a hotel with a central lobby and front desk check-in (which may be separate from the main Hotel del Coronado lobby and front desk), daily linen and cleaning services, and central guest registration with management available on a 24-hour basis;
- f) All Units shall be subject to and available for renting to the general public when not occupied by a Unit Owner. Units shall only be managed and staffed through the adjoining Hotel del Coronado operations management and the Hotel del Coronado operations management shall have exclusive responsibility to manage all Units. The Hotel del Coronado operations management shall be responsible for performing and coordinating the following services which include but are not limited to: unit reservations, check-in and check out procedures, issuance of room key cards, control of room access (for both Unit Owners and guests), maid service and collection and

remittance of transient occupancy tax. No Unit Owner shall directly or indirectly manage or perform the services described above for any Unit. Only the Hotel del Coronado operations management shall have the right to manage or perform the services as described above for any Unit;

- g) All occupants of Units, whether Unit Owners, renters, or guests, must check in with the front desk operated by the Hotel del Coronado operations management and use a coded card-key entry system, or similar system, operated by the Hotel del Coronado operations management to assure security of the use of the resort operations within the Project and to provide information regarding compliance with transient occupancy requirements of the City. In addition, any persons providing any services to Units for a Unit Owner, renter, or guest shall be required to check in with the front desk;
- h) All open space with landscaping and all landscape structures, including swimming pools, spas, sidewalks and related structures shall be maintained by the Hotel del Coronado operations management;
- i) Owner understands and agrees that the City is approving this subdivision with the expectation that the parcel will be developed with limited term resort condominium units, which could be transferred to an entity "affiliated" with the owner of the remaining Hotel del Coronado property. For these purposes the term "Affiliate" means a Person directly or indirectly Controlling or Controlled by or under direct or indirect common Control with, or any general partner or managing member in, the owner of the Hotel del Coronado, and its successors and assigns. The term "Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a Person, including the disposition or transfer of assets, whether through ownership of voting securities, by contract or otherwise, and the terms Controlled, Controlling and common Control shall have correlative meanings. The term "Person" means any individual, corporation, partnership, joint venture, limited liability company, estate, trust or unincorporated association.

As a condition to the recordation of the final map, the Owner shall record such covenants, conditions, and restrictions and/or other agreements ("CC&Rs"), consistent with this condition of approval, as the City Attorney and City Manager deem necessary to ensure that the parcel, and the remaining property comprising the Hotel del Coronado, are operated at all times as a unified resort development, notwithstanding that an Affiliate of the owner of the Hotel del Coronado may own the parcel. The CC&Rs shall also be reflected as a specific exception to any grant deed transferring ownership of the parcel to an Affiliate of the owner of the remaining properties comprising Hotel del Coronado. In addition, such CC&Rs shall contain a provision requiring that the Hotel del Coronado (1) shall make the full range of resort services available to the resort condominium units, (2) that the operator of the Hotel del Coronado shall provide all landscape maintenance, and other services to the portion(s) of the parcel not included within the resort condominium, and (3) that the appropriate access, utility and related easements are mutually dedicated or reserved as between the parcel and the remainder of the Hotel

del Coronado property so that the parcel shall functionally operate, at all times, as an integral part of the Hotel del Coronado resort facility. The CC&Rs shall provide the City a direct right of enforcement against both the owner of the parcel and the owner of the remaining Hotel del Coronado property, should the parcel at any time operate independent of the Hotel del Coronado hotel/resort facility, or be transferred to a non-Affiliated Person. The purpose of these conditions is to ensure that the entire complex (including the resort commercial condominium units) shall operate in accordance with the underlying H-M Hotel Motel Zone (Municipal Code Chapter 86.32).

In implementing this condition, the sale, transfer, or financing of an individual resort condominium unit would be expressly exempted from any deed restriction and CC&R's applicable to the parcel, so as to permit their ownership and use by individual owners of the unit. The CC&R's shall also permit the owner of the parcel to encumber its interest with a mortgage, deed of trust or other security device ("mortgage") that provides development financing for the construction of the resort condominium units and the holder of any such mortgage, shall have the right to foreclose upon closure, trustee sale, deed in lieu of foreclosure or otherwise in connection with or incidental to the exercise of holder's remedies under such mortgage, so long as at all times the parcel operates as an integral part of the Hotel del Coronado resort facility, the CC&R's and these conditions remain superior to the mortgage, and the resort condominiums continue to have access to the full range of resort services;

- j) If the hotel operator is not the owner's rental agent, or if the owner is acting without a rental agent, then the operator shall have the right, working through the owner or its designated rental agent, to book any unoccupied room to fulfill demand, at a rate similar to comparable accommodations in the hotel. The owner or an owner's rental agent may not withhold units from use. In all circumstances, the operator shall have full access to the condominiums' reservation and booking schedule so that the operator can fulfill its booking and management obligations hereunder;
4. All Units shall be subject to the City Transient Occupancy Tax each day of the year the Unit is occupied regardless if the Unit is being occupied by a Unit Owner, renter, or guest. Said TOT for Units occupied by an Owner shall be based upon and calculated at the average nightly rate for comparable Hotel del Coronado managed room(s) paid by third party guests. Three months after the date on which occupancy of any Unit begins, and continuing on a calendar quarter basis thereafter, the Hotel del Coronado operations management shall submit to City an audit report indicating that the Project is in conformance with the City's transient occupancy tax requirements and the occupant use restrictions detailed above;
 5. Prior to issuance of building permits for each segment of development of the project, Owner shall submit a parking plan, which shall be subject to administrative review and approval by the Community Development Director for purposes of confirming that the required on-site parking for the property, as modified by such segment of development,

will satisfy the requirements of the Zoning Ordinance. Prior to the opening or use of each segment of development of the project, the Owner shall have implemented that portion of the parking plan associated with such segment just completed;

6. During construction periods - prior to Building Permit issuance and to the satisfaction of the City, Owner shall demonstrate that required parking shall be maintained as a combination of both on-site and off-site parking during each phase of construction. The location and quantity of off-site parking will be approved administratively if it can be demonstrated the plan is effective and will not conflict with surrounding uses;
7. If a building, structure or improvement requiring parking, which is a part of the Project, is located upon a separately recorded lot from that upon which the required parking is provided, whether in the same or separate ownership, there shall be recorded, in the office of the San Diego County Recorder, a covenant by such owner or owners for the benefit of the City in the form first approved by the City, that such owner or owners will continue to maintain such parking space so long as the building, structure or improvement is maintained within the City. The covenant herein required must stipulate that the title to the right to use the lot or lots upon which the parking facilities are to be provided will be subservient to the title to the premises upon which the building is to be erected, and that the lot or lots are not and will not be made subject to any other covenant or contract for use without prior written consent of City;
8. Owner shall insure that no portion of the proposed south beach guest room buildings extend seaward of a straight line connecting the tower elements of the most southwesterly or seaward corners of the existing Hotel del Coronado Ocean Towers building and the closest Coronado Shores building;
9. Owner shall insure that no structures are constructed, installed, or placed within 5 feet of the northeasterly edge of the proposed Paseo del Mar public access way (excluding fences, boundary walls, hedges, seating, or lights), except as specifically permitted elsewhere in these conditions of approval;
10. Owner shall dedicate to City any portion of the proposed re-aligned Avenida del Sol street adjacent to the new entry-way which is on Hotel del Coronado related property and grant to City an easement for all public sidewalks adjacent to street rights-of-ways located on Hotel del Coronado related private property and any portion of the proposed angled public parking spaces along the northerly side Avenida del Sol between the conference center service entry and the westerly end of Avenida del Sol which is on Hotel del Coronado related private property;
11. Owner shall insure that all common areas, easements (including the adjoining Paseo del Mar public access easement) and street dedications, contained within the boundaries of the subject Subdivision Map, be set forth and dedicated on the Final Map;
12. Owner shall insure that no existing or future utility lines be permitted outside of the lot or private interest spaces (separate interest spaces or units) of which they serve unless located within a common area or an easement area approved by the City of Coronado;
13. Owner shall design and install angled public parking spaces on Avenida del Sol in accordance with the Amended Master Plan. The design of said parking spaces shall be approved by City prior to installation;
14. Owner shall design and re-build the adjoining Avenida del Sol right-of-ways with the elevation of the westerly end of Avenida del Sol raised and the street re-graded to slope

easterly towards SR 75; Said improvements shall include necessary modifications or replacement of existing and proposed utilities, sidewalks, curb and gutters, landscaping and related improvements and infrastructure; Owner shall remove the existing storm drain catch basin and outfall pipe located at the westerly end of Avenida del Sol; Owner shall design and construct a concrete ramp at the seaward end of Avenida del Sol to provide public safety and maintenance vehicle access to the beach; All improvements on public property shall be approved by City prior to installation;

15. Owner shall design and build the proposed new intersection and Hotel Main Entry Driveway at SR 75 and Avenida del Sol, including a new traffic signal at SR 75 and Avenida del Sol, to be synchronized with the existing signal at Pomona Avenue, and enhanced pedestrian crosswalks, lighting and landscaping within the Avenida del Sol median and entrance driveway medians, and related improvements to the adjacent Strand Way intersection and bike path. All improvements on public property shall be approved by City and Caltrans prior to installation;
16. Owner shall install street edge landscape improvements along the westerly edge of Orange Avenue from the end of the first phase improvements adjacent to Grande Hall to Avenida del Sol, including a minimum 7 ft. wide irrigated landscaped parkway with street trees, new sidewalks with a minimum width of 8 ft., and street lights. All of these improvements shall be consistent with similar street edge public improvements previously constructed in the first phase, the Downtown Enhancement Plan and the Orange Avenue Street Design Guidelines. A City maintenance agreement shall be approved providing for maintenance by the Owner of such street edge landscaping and sidewalks including the landscaped parkway with street trees, to the extent they are located within the public right-of-way or a public easement;
17. Owner shall install street edge landscape improvements along the north side of the Avenida del Sol property edge from Orange Ave. to the westerly end of the Avenida del Sol cul-de-sac, as shown in the Amended Master Plan, including new sidewalks with a minimum width of 8 ft., trees and street lights. A City maintenance agreement shall be approved providing for maintenance by the Owner of such street edge landscaping and sidewalks including the landscaped parkway with street trees, to the extent they are located within the public right-of-way or a public easement;
18. Owner shall research and identify the location of all existing utilities on the tentative map site prior to grading or excavating the tentative map site;
19. Owner shall underground all existing and future utilities to or across this tentative map site;
20. Owner shall install all utilities, which are not possible to underground, such as back flow valves and transformers, on private property and said utilities shall be screened from public view, at the direction of the City of Coronado;
21. Owner shall insure that all development complies with the following California Fire Code (CFC) and Coronado Fire Department conditions or requirements:
 - a. Working plans for apparatus access roads, fire hydrant systems, and fire protection equipment shall be submitted to the Fire Department for approval prior to construction;
 - b. Fire Department access shall be in accordance with 2007 CFC Chapter 5 and Chapter 14 and Coronado Municipal Code (CMC) Chapter 44 providing access

- roads prior to structure construction, except for the Paseo del Mar which need not exceed 14 feet in width in accordance with the Development Agreement;
- c. Water supplies for fire protection shall be in accordance with 2007 CFC Chapter 5 and Chapter 9 meeting requirements set forth by the City of Coronado Fire Department and provided prior to structure construction;
 - d. Fire-Flow requirements shall be in accordance with 2007 CFC Appendix B;
 - e. Fire Apparatus Access Roads shall meet the requirements in accordance with 2007 CFC Appendix D;
 - f. Fire hydrant locations and distribution shall be in accordance with 2007 CFC Appendix C;
 - g. A National Fire Protection Association (NFPA) 13 compliant fire sprinkler system shall be provided in accordance with 2007 CFC Chapter 9 and CMC Chapter 44. These systems to include hose valves for fire department use locations to be subject to Coronado Fire Department approval;
 - h. An NFPA 72 compliant fire alarm system shall be provided in accordance with 2007 Chapter 9 and CMC Chapter 44;
 - i. An evaluation and testing of all private fire hydrants located on all of the property bounded by Ocean Blvd., R.H. Dana Pl., Orange Ave., State Route 75, Avenida del Sol, and the beach shall be conducted and fully reported to the Coronado Fire Department. Any and all repairs shall be done to meet fire flow requirements as contained in CFC Appendix B. This requirement shall be in accordance with 2007 CFC Chapter 5;
 - j. Retrofit the ten-inch fire service valve located on the Orange Avenue side of the Hotel property with a ten-inch Reduced Pressure Principle Detector Assembly (RPDA) in place of the existing 10-inch single swing check valve (completed); and
 - k. Retrofit the four-inch meter connection supplying the auxiliary water tank on the Hotel grounds to enable this meter to be tested annually (completed);
22. Owner shall have a California licensed land surveyor install survey monuments at all property corners with locations indicated on the final subdivision map and any monuments disturbed during construction shall be replaced by a licensed land surveyor at Owner's expense;
 23. In accordance with sections 66495 and 66496 of the State Subdivision Map Act, Owner shall have a California licensed land surveyor install monumentation for a minimum of one exterior boundary line of the subject parcel prior to Final Map recordation. Interior monuments need not be set at the time the map is recorded so long as the engineer or surveyor certifies on the map the monuments will be set on or before a specified later date, and if Owner furnishes to City security guaranteeing the payment cost of setting such monuments;
 24. In accordance with section 66490 of the State Subdivision Map Act, Owner shall provide 3 copies of a preliminary soils report to the City. Said report shall recommend where problem soils exist and provide recommendations for corrective action, which is likely to prevent structural damage to any structure proposed to be constructed;
 25. Owner shall cap all abandoned sewer laterals prior to demolition;

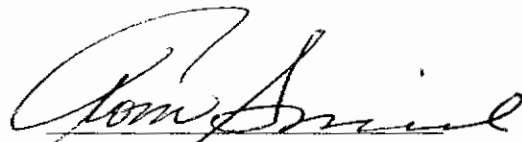
26. Owner shall remove from the City's right of way any existing sewer laterals that are not used for any proposed redevelopment. These laterals shall be capped within 24 inches of the sewer main under permit issued from the Engineering and Project Development Department. Any existing sewer laterals used for new development shall be video taped for its entire length to the sewer main to assess its condition and suitability for continued use. In accordance with the Municipal Code, fees will be charged for new sewer service;
27. Owner shall insure that all work performed outside of the private property lines shall conform to the San Diego Regional Standard Drawings and Coronado Special Construction Provisions and prior to construction a right-of-way permit shall be obtained from the Engineering and Project Development Department;
28. Prior to issuance of any building permit, specified vehicle fueling and maintenance procedures and hazardous materials storage areas shall be designated to preclude the discharge of hazardous materials used during construction (e.g., fuels, lubricants and solvents). Such designations shall include specific measures to preclude spills or contain hazardous materials, including proper handling and disposal techniques and use of temporary impervious liners to prevent soil and water contamination;
29. Owner shall assure that all aspects of the proposed development are in compliance with all current and future water quality requirements as set out in Coronado's Municipal Code Title 61 'Storm water and Urban Run-off Management and Discharge Control' and State and Federal requirements;
30. Prior to issuance of any building permit, a General Construction Activity Storm water Permit shall be obtained by Owner from the San Diego Regional Water Quality Control Board (SDRWQCB). Such permits are required for specific (or a series of related) construction activities which exceed five acres in size and include provisions to eliminate or reduce off-site discharges through implementation of a 'Storm Water Pollution Prevention Plan' (SWPPP);
31. Owner shall prepare and City shall approve prior to issuance of building permits said SWPPP. Specific SWPPP provisions shall include requirements for erosion and sediment control, as well as monitoring requirements both during and after construction. Pollution-control measures shall also require the use of best available technology, best conventional pollutant control technology, and/or best management practices to reduce pollutant discharge (pursuant to SDRWQCB definitions and direction);
32. Owner shall prepare and City shall approve prior to City Council final project approval a 'Standard Urban Storm Water Management Plan' (SUSMP);
33. Owner shall insure that all existing and future storm drains connect to a City storm drain system and not directly outfall to the beach;
34. All area drains in parking structures shall be directed through an oil separator prior to discharging to the sanitary sewer system;
35. All subterranean structures must be built completely watertight. No structure will be allowed to be constructed with any dewatering system in the structure, except during the construction process. This prohibition includes pools or any other structures;
36. Owner shall comply with the City of Coronado's policy for proposed construction of subterranean garages/cellars dated June 2, 2005, as warranted by the improvement plan;
37. All parking areas, including the new angled parking along Avenida del Sol, shall be designed with permeable pavers or a similar permeable surface, excepting subterranean

parking structures and parking atop of said structures and parking spaces adjoining historic structures;

38. Any temporary construction de-watering must be approved by City prior to building permit issuance. A 401 permit may be required by the SDRWQCB and Owner shall be responsible for pre-treatment and any pollutant exceedances that may occur as a result of de-watering activities;
39. Any dry weather nuisance flows diverted to the City's sewer system shall be metered and may require pre-treatment. Owner shall be responsible for associated fees; and
40. If the above conditions have not been completed and accepted in accordance with standards established by the City prior to approval of the Final Map then the subdivider shall enter into a secured agreement with the City for 150% of the estimated cost of constructing the improvements and performing the conditions before the Final Map is approved. Said agreement shall be prepared and recorded with the County Recorder's Office. Unless otherwise agreed between City and Owner, if the above conditions are not completed prior to approval of the final map and a secured agreement is approved, all of the above conditions shall be completed to the satisfaction of the City of Coronado prior to any newly constructed building permit being finalized or occupancy permitted.

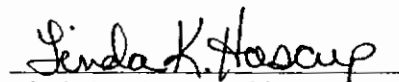
PASSED AND ADOPTED this 16th day of September, 2008, by the following vote, to wit:

AYES: DOWNEY, MONROE, OVRUM, TANAKA AND SMISEK
NAYS: NONE
ABSTAINS: NONE
ABSENT: NONE



Tom Smisek, Mayor
City of Coronado, California

ATTEST:


Linda K. Hascup, City Clerk

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Commissioner Patrick Kruer
Mailing Address: The Monarch Group
7727 Herschel Avenue
La Jolla, Ca 92037
Phone Number: 858-551-4390

SECTION II. Decision Being Appealed

1. Name of local/port government: City of Coronado
2. Brief description of development being appealed: Amendment to Coastal Permit for the Hotel Del Coronado Master Plan to include the relocation of conference center, guest rooms and on-site bus staging area, the addition of surface parking, and the repositioning of the Paseo del Mar public easement. The south beach guest rooms are proposed to be developed with up to 85 limited term occupancy condominium hotel units and 30 resort/hotel managed commercial units under a separate coastal development permit (CP 6-08)
3. Development's location (street address, assessor's parcel no., cross street, etc.):
Hotel del Coronado, 1500 Orange Avenue, Coronado
4. Description of decision being appealed:
 - a. Approval; no special conditions:
 - b. Approval with special conditions:
 - c. Denial:

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-6-COR-08-098

DATE FILED: 10/27/08

DISTRICT: San Diego

OCT 27 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COASTAL

EXHIBIT NO. 14
APPLICATION NO. A-6-COR-08-88 & 89
Commission Appeals
California Coastal Commission

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Page 2

5. Decision being appealed was made by (check one):

- a. Planning Director/Zoning Administrator
- b. City Council/Board of Supervisors
- c. Planning Commission
- d. Other

Date of local government's decision: October 7, 2008

Local government's file number (if any): Hotel del Coronado Amended Master Plan CP 5-08

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

Name and mailing address of permit applicant:

Hotel Del Partners, LP
1500 Orange Avenue
Coronado, CA 92118
Attn: William Dodds

Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

Unknown

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page.

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

See Attachment "A" dated October 27, 2008

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signed: Signature on file
Appellant or Agent _____

Date: 10/27/08

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed: _____

Date: _____

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 787-2370



ATTACHMENT "A" -- Hotel Del Coronado Master Plan Amendment Appeal
October 27, 2008

The City of Coronado has issued an appealable permit for revisions to the Hotel Del Coronado Master Plan that involves conversion of 144 previously approved guestrooms to condo-hotel ownership. The decision raises the following concerns:

- Loss of more affordable and priority visitor-serving overnight accommodations to the general public and;
- Allowance for condo-hotels under the City's LCP and, if allowed, the adequacy of restrictions to protect visitor use in perpetuity.

On August 27, 2002, the Coronado City Council approved a coastal development permit for the Hotel del Coronado Master Plan (CP 3-02) authorizing numerous changes and upgrades to the property, including an increase of approximately 144 guestrooms, a 19,700 sq.ft. conference center, relocation of the health spa and tennis courts, improvements to the southern and eastern facades of the main Hotel building, exterior improvements to Grande Hall, relocation of the Hotel driveway entrances, development of below-grade parking structures, landscape and walkway enhancements, an off-street bus drive and staging area off of R.H. Dana Place, and a total of 1,170 on-site parking spaces. The City coordinated with Commission staff to ensure the project addressed potential impacts to public access and recreation, and the project was not appealed.

On October 7, 2008, the Coronado City Council approved two appealable coastal development permits to address numerous amendments to the approved Master Plan. The first permit (Hotel del Coronado 2008 Amended Master Plan CP 5-08) covers a variety of physical improvements, including relocation of the proposed conference center and south beach guest rooms, relocation of the on-site bus staging area from adjacent to R.H. Dana Place to Orange Avenue, the addition of surface parking adjacent to the entry garden and R.H. Dana Place; retention of the laundry facility; and the repositioning of the southerly end of the Paseo del Mar public easement to connect to the public easement/walkway adjoining the Coronado Shores development. This permit is being reviewed on appeal separately.

The second appealable permit (CP 6-08) approved conversion of all 144 new hotel rooms previously approved to condo-hotel ownership. These multiple room suites, referred to as the south beach guest rooms, would have 144 rooms available for rent, subdivided as 85 limited term occupancy condominium hotel units and 30 resort/hotel managed commercial units (not habitable management condominium units, e.g. lobby and maintenance closets).

Relevant policies in the certified LUP include the following:

III. ADOPTED POLICY

It is the policy of the City of Coronado to:

B. RECREATION AND VISITOR SERVING FACILITIES

2. Maintain the quality and number of existing visitor accommodations at or above their present levels, and encourage the provision of new low-cost visitor accommodations and the expansion of existing low-cost visitor accommodations.

IV. ADOPTED ACTION PROGRAM

The following actions are adopted goals of the City of Coronado:

8. That the City encourage preservation of the City's visitor-accommodations.

The City's Implementation Plan includes the following policies for properties in the Hotel-Motel Zone, including the subject site:

Chapter 86.32

H-M – HOTEL-MOTEL ZONE

86.32.010 Purpose and intent.

It is the purpose and intent of this chapter to provide for areas in appropriate locations where centers providing for the needs of tourists, travelers and transient occupants may be established, maintained and protected. The regulations contained herein are designed to encourage the provision of “transient rental” facilities (other than “time-share complexes”), restaurants, and other activities providing for the convenience, welfare or entertainment of the transient.

86.32.020 Principal uses permitted.

The following uses shall be allowed in the H-M Zone:

- A. Hotels and motels which provide habitable or dwelling units of which not more than six units or 15 percent (whichever is greater) shall be occupied by a resident occupant;
- B. Restaurants with entertainment facilities subject to the provisions of CMC 86.56.030;
- C. Restaurants serving food and beverages only within buildings and/or adjoining patios;
- D. Assembly halls, theaters, or other public or semi-public buildings subject to the provisions of CMC 86.55.280;
- E. Private clubs and lodges except those the chief activities of which are a service customarily carried on as a business subject to the provisions of CMC 86.55.280;
- F. Art galleries;
- G. Gift shops;
- H. Other uses that, in the opinion of the Planning Commission, are consistent with the intent and purpose of this chapter.

Numerous sections of the Coastal Act require that public access and public recreational facilities be provided, promoted, and protected. Section 30210 requires that maximum access and recreational opportunities shall be provided for all the people. Section 30213 requires that lower cost visitor and recreational facilities be protected, encouraged, and provided—preferably public recreational opportunities.

The City of Coronado's LCP does not provide for condo-hotel type developments, and thus, the project is not consistent with the underlying land use. The proposed change in ownership of the hotel units may result in a use on the site that functions, at least to some extent, as a residential use and thus could lessen the overall visitor-serving use of the existing hotel inconsistent with the certified LCP and the public access and recreation policies of the Coastal Act.

The subject site is the only beachfront H-M zoned location in the City. Due to its prime location adjacent to the beach, public amenities, and accessibility, it may be most appropriate to develop the subject site only with a use that truly and exclusively serves the visiting public by providing year-round overnight accommodations in all rooms. In addition, the conversion to condominium ownership raises concerns regarding the long-term security and viability of visitor amenities on the subject site. In its approval of the project, the City included some of the special conditions the Commission has typically required of condo-hotel projects to ensure the units will be made available for public rental. However, questions remain about the condo units functioning as hotel facilities in the long-term, and how the hotel owner and/or operator will assume responsibility for ensuring that the condo-hotel units function as an overnight facility, and these issues may not have been fully addressed by the City's permit action.

In addition, the City's LCP encourages the provision of new low-cost visitor accommodations and expansion of existing low-cost visitor accommodations. Condo-hotels generally do not offer accommodations at what can be considered "lower-cost," raising questions about the adequacy of supply of lower-cost visitor-serving accommodations in the coastal zone. Furthermore, the rooms themselves would consist entirely of high-end luxury units, thus encouraging exclusory uses on the shoreline. When exclusive visitor accommodations are located on the shoreline, they occupy area that would otherwise be available for lower cost visitor and recreational facilities. Because the project has the potential to adversely impact visitor-serving accommodations, and public access and recreation, the project is potentially inconsistent with the policies of the certified LCP and public access provisions of the Coastal Act.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370



APPEAL FROM COASTAL PERMIT
DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Commissioner Sara Wan
Mailing Address: 45 Freemeont Street
Suite 2000
San Francisco, CA 94105
Phone Number: 415-904-5200

SECTION II. Decision Being Appealed

1. Name of local/port government: City of Coronado
2. Brief description of development being appealed: Amendment to Coastal Permit for the Hotel Del Coronado Master Plan to include the relocation of conference center, guest rooms and on-site bus staging area, the addition of surface parking, and the repositioning of the Paseo del Mar public easement. The south beach guest rooms are proposed to be developed with up to 85 limited term occupancy condominium hotel units and 30 resort/hotel managed commercial units under a separate coastal development permit (CP 6-08)
3. Development's location (street address, assessor's parcel no., cross street, etc.): Hotel del Coronado, 1500 Orange Avenue, Coronado
4. Description of decision being appealed:
 - a. Approval; no special conditions:
 - b. Approval with special conditions:
 - c. Denial:

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:APPEAL NO: A-6-COR-08-098DATE FILED: 10/27/08DISTRICT: San Diego

OCT 27 2008

STATE OF CALIFORNIA
CALIFORNIA COASTAL COMMISSION
SAN DIEGO COASTAL DISTRICT

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Page 2

5. Decision being appealed was made by (check one):

- a. Planning Director/Zoning Administrator
- b. City Council/Board of Supervisors
- c. Planning Commission
- d. Other

Date of local government's decision: October 7, 2008

Local government's file number (if any): Hotel del Coronado Amended Master Plan CP 5-08

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

Name and mailing address of permit applicant:

Hotel Del Partners, LP
1500 Orange Avenue
Coronado, CA 92118
Attn: William Dodds

Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

Unknown

SECTION IV. Reasons Supporting This Appeal

Note: Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section, which continues on the next page.

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

See Attachment "A" dated October 29, 2008

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts ~~and above~~ are correct to the best of my/our knowledge.

Signed: *[Signature]*
Appellant or Agent

Signature on file

Date: 10/27/08

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed: _____

Date: _____

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



ATTACHMENT "A" – Hotel Del Coronado Master Plan Amendment Appeal
October 27, 2008

The City of Coronado has issued an appealable permit for revisions to the Hotel Del Coronado Master Plan that involves conversion of 144 previously approved guestrooms to condo-hotel ownership. The decision raises the following concerns:

- Loss of more affordable and priority visitor-serving overnight accommodations to the general public and;
- Allowance for condo-hotels under the City's LCP and, if allowed, the adequacy of restrictions to protect visitor use in perpetuity.

On August 27, 2002, the Coronado City Council approved a coastal development permit for the Hotel del Coronado Master Plan (CP 3-02) authorizing numerous changes and upgrades to the property, including an increase of approximately 144 guestrooms, a 19,700 sq.ft. conference center, relocation of the health spa and tennis courts, improvements to the southern and eastern facades of the main Hotel building, exterior improvements to Grande Hall, relocation of the Hotel driveway entrances, development of below-grade parking structures, landscape and walkway enhancements, an off-street bus drive and staging area off of R.H. Dana Place, and a total of 1,170 on-site parking spaces. The City coordinated with Commission staff to ensure the project addressed potential impacts to public access and recreation, and the project was not appealed.

On October 7, 2008, the Coronado City Council approved two appealable coastal development permits to address numerous amendments to the approved Master Plan. The first permit (Hotel del Coronado 2008 Amended Master Plan CP 5-08) covers a variety of physical improvements, including relocation of the proposed conference center and south beach guest rooms, relocation of the on-site bus staging area from adjacent to R.H. Dana Place to Orange Avenue, the addition of surface parking adjacent to the entry garden and R.H. Dana Place; retention of the laundry facility; and the repositioning of the southerly end of the Paseo del Mar public easement to connect to the public easement/walkway adjoining the Coronado Shores development. This permit is being reviewed on appeal separately.

The second appealable permit (CP 6-08) approved conversion of all 144 new hotel rooms previously approved to condo-hotel ownership. These multiple room suites, referred to as the south beach guest rooms, would have 144 rooms available for rent, subdivided as 85 limited term occupancy condominium hotel units and 30 resort/hotel managed commercial units (not habitable management condominium units, e.g. lobby and maintenance closets).

Relevant policies in the certified LUP include the following:

III. ADOPTED POLICY

It is the policy of the City of Coronado to:

B. RECREATION AND VISITOR SERVING FACILITIES

2. Maintain the quality and number of existing visitor accommodations at or above their present levels, and encourage the provision of new low-cost visitor accommodations and the expansion of existing low-cost visitor accommodations.

IV. ADOPTED ACTION PROGRAM

The following actions are adopted goals of the City of Coronado:

8. That the City encourage preservation of the City's visitor-accommodations.

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H-M – HOTEL-MOTEL ZONE

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- C. Restaurants serving food and beverages only within buildings and/or adjoining patios;
- D. Assembly halls, theaters, or other public or semi-public buildings subject to the provisions of CMC 86.55.280;
- E. Private clubs and lodges except those the chief activities of which are a service customarily carried on as a business subject to the provisions of CMC 86.55.280;
- F. Art galleries;
- G. Gift shops;
- H. Other uses that, in the opinion of the Planning Commission, are consistent with the intent and purpose of this chapter.

Numerous sections of the Coastal Act require that public access and public recreational facilities be provided, promoted, and protected. Section 30210 requires that maximum access and recreational opportunities shall be provided for all the people. Section 30213 requires that lower cost visitor and recreational facilities be protected, encouraged, and provided—preferably public recreational opportunities.

The City of Coronado's LCP does not provide for condo-hotel type developments, and thus, the project is not consistent with the underlying land use. The proposed change in ownership of the hotel units may result in a use on the site that functions, at least to some extent, as a residential use and thus could lessen the overall visitor-serving use of the existing hotel inconsistent with the certified LCP and the public access and recreation policies of the Coastal Act.

The subject site is the only beachfront H-M zoned location in the City. Due to its prime location adjacent to the beach, public amenities, and accessibility, it may be most appropriate to develop the subject site only with a use that truly and exclusively serves the visiting public by providing year-round overnight accommodations in all rooms. In addition, the conversion to condominium ownership raises concerns regarding the long-term security and viability of visitor amenities on the subject site. In its approval of the project, the City included some of the special conditions the Commission has typically required of condo-hotel projects to ensure the units will be made available for public rental. However, questions remain about the condo units functioning as hotel facilities in the long-term, and how the hotel owner and/or operator will assume responsibility for ensuring that the condo-hotel units function as an overnight facility, and these issues may not have been fully addressed by the City's permit action.

In addition, the City's LCP encourages the provision of new low-cost visitor accommodations and expansion of existing low-cost visitor accommodations. Condo-hotels generally do not offer accommodations at what can be considered "lower-cost," raising questions about the adequacy of supply of lower-cost visitor-serving accommodations in the coastal zone. Furthermore, the rooms themselves would consist entirely of high-end luxury units, thus encouraging exclusory uses on the shoreline. When exclusive visitor accommodations are located on the shoreline, they occupy area that would otherwise be available for lower cost visitor and recreational facilities. Because the project has the potential to adversely impact visitor-serving accommodations, and public access and recreation, the project is potentially inconsistent with the policies of the certified LCP and public access provisions of the Coastal Act.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4421
 VOICE (619) 767-2370 FAX (619) 767-2384

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Concerned Citizens for Keeping the Hotel Del Beautiful c/o D. Wayne Brechtel ***

Mailing Address: 462 Stevens Avenue, Suite 102

City: Solana Beach, CA

Zip Code: 92075

Phone: 858-755-6604

SECTION II. Decision Being Appealed

1. Name of local/port government:

City of Coronado

2. Brief description of development being appealed:

Amended Master Plan for the Hotel del Coronado

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 OCT 23 2008

CALIFORNIA
 COASTAL COMMISSION
 SAN DIEGO COAST DISTRICT

3. Development's location (street address, assessor's parcel no., cross street, etc.):

1500 Orange Avenue, Coronado, CA 92118-2986

4. Description of decision being appealed (check one.):

- Approval; no special conditions
 Approval with special conditions:
 Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO.

A-6-COR-08-099

DATE FILED

10-23-08

DISTRICT:

SAN DIEGO

EXHIBIT NO. 15
 APPLICATION NO.
A-6-COR-08-88 & 89
 Concerned Citizens

Appeal

California Coastal Commission

***The Appeal is also being filed on behalf of Appellants Lew Barnum, Deirdre Price and Felicia Bell.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
VOICE (619) 767-2370 FAX (619) 767-2384



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

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OCT 23 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

6. Date of local government's decision: 10/7/2008

7. Local government's file number (if any): CP 5-08 & CP 6-08 plus other files

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

William Dodds, Hotel Del Partners, LP by KSL Development Management, LLC 1500 Orange Avenue, Coronado, CA 92118-2986

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Lew Barnum, 1710 Avenida del Mundo, #103, Coronado, CA 92118

(2) Felicia Bell, 1720 Avenida del Mundo #106, Coronado, CA 92118

(3) Deirdre Price, 1710 Avenida Del Mundo, #1109 Coronado, CA 92118

(4) See additional listing of names and addresses of interested persons who appeared at the City Council hearing.

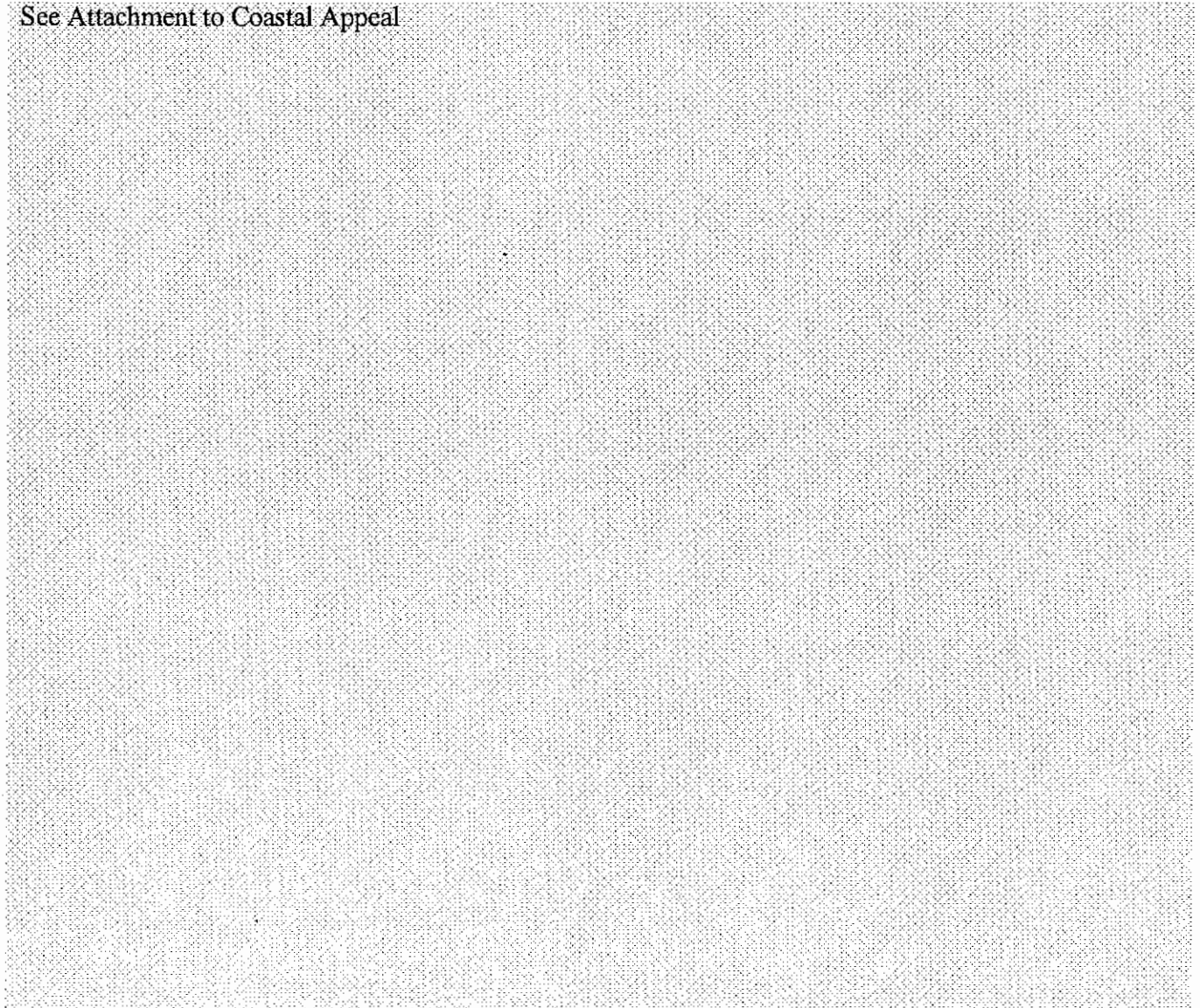
APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

See Attachment to Coastal Appeal



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

D. *Signature on file* *WB*

Signature of Appellant(s) or Authorized Agent

Date: 10/23/2008

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize D. Wayne Brechtel and Worden Williams APC

to act as my/our representative and to bind me/us in all matters concerning this appeal.

For Concerned Citizens for Keeping the Hotel Del Beautiful

Signature on file

Signature on file

Signature of Appellant(s)

Date: 10/23/2008

Signature on file

Signature on file

Signature of Appellant(s)

Date: 10/23/2008

Signature on file

Signature on file

Signature of Appellant(s)

Date: 10/23/2008

Signature of Appellant(s)

Date: 10/23/2008

ADDITIONAL INTERESTED PARTIES

Rachel Koss, on behalf of UNITE HERE Local 30
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd. Suite 1000
South San Francisco, CA 94080

Barbara Denny
841 B Avenue
Coronado, CA 92118

Ron Beaubien
732 Margarita Avenue
Coronado, CA 92118

William Krisel
1750 Avenida del Mundo, #1107
Coronado, CA 92118

Donna Ball
Coronado Chamber of Commerce
875 Orange Avenue
Coronado, CA 92118

Amanda McPhail
371 Orange Avenue
Coronado, CA 92118

Holly Ansley
Glorieta Bay Inn
1630 Orange Avenue
Coronado, CA 92118

Prudence Spelta
1770 Avenida del Mundo, #105
Coronado, CA 92118

Lorraine Duro
1649 Glorieta Boulevard
Coronado, CA 92118

John Miller
Villa Capri
1417 Orange Avenue
Coronado, CA 92118

Tricia Trowbridge
1830 Avenida del Mundo, #1111
Coronado, CA 92118

John Turpit
740 J Avenue
Coronado, CA 92118

Bruce Coons
Save our Heritage Organization
2476 San Diego Avenue
San Diego, Ca 92110

Marian Allen
1730 Avenida del Mundo, # 604
Coronado, CA 92118

Graham Forbes
UNITE HERE Local 30
3737 Camino Del Rio South, Suite 300
San Diego, CA 92108

Randy Hill
971 Orange Avenue
Coronado, CA 92118

Walt Heinecke
725 Adella Avenue
Coronado, CA 92118

Guillermo & Stacy Gomez
575 C Avenue
Coronado, CA 92118

Phil Hammett
600 Balboa Avenue
Coronado, CA 92118

Kelly Purvis
560 C Avenue
Coronado, CA 92118

Attachment to Appeal

Hotel del Coronado Coastal Development Permits

Coastal Permits Issued by City of Coronado:

CP 05-08 Amended Master Plan Improvements and Enhancements

CP 06-08 Tentative Map/Subdivision

SUMMARY

The crux of this appeal is the amended Hotel del Coronado Master Plan ("Amended Master Plan") change that converts 144 previously approved traditional hotel rooms into condo-hotels and increases their size from approximately 350 square feet to an average of 550 square feet. These supersized units are then consolidated in one long massive structure that is placed adjacent to a public street which is a major public access point for the beach. The City did not consider the impacts of converting the units from traditional hotel rooms to condo-hotel units, and whether the change will affect the affordability of the units, or the precedent of such an approval. The net result of the condo-hotel change is a walling off and elimination of the public's north west view towards the ocean and the City of Coronado's complete abrogation of its responsibility to consider and provide for low cost visitor serving accommodations.

As explained in more detail below, approval of the condo-hotel element of the Master Plan violates the City's Local Coastal Program ("LCP") and the Coastal Act's direction that new developments protect and enhance affordable visitor serving accommodations and protection of public views.

Explanation of Exhibits

To help orient the Commission the following exhibits are attached:¹

Exhibit A – Overhead Exhibit that shows the location and orientation of the condo-hotel structure (labeled "New South Beach Guestrooms") along Avenida del Sol.

Exhibit B – Cross-Section of the street which shows the view looking west down Avenida del Sol and the general location and height of the condo-hotel building.

¹ Exhibit A through C are exhibits taken from the Hotel del Coronado Supplement to Amended Master Plan, with hand written notations added by John B. Turpit, AIA, a licensed architect and the member of the Coronado Design Review Commission that voted against the Amended Master Plan. Exhibit D is a photo taken by appellant Lew Barnum, and Exhibit E was prepared by John Munns, professional photographer.

Exhibit C – Cross-Section of the structures which shows the condo-hotel building looking north from Avenida del Sol and west from Orange Avenue.

Exhibit D – Recent photo near the intersection of Orange Avenue and Avenida del Sol looking west.

Exhibit E – Photo Simulation of the South Beach Guestrooms, showing the altered view on Avenida del Sol.

Exhibit F – Letter to the City dated August 25, 2008. This letter raises concerns regarding the conversion to condo-hotels, and provides evidence in support.

Exhibit G – Staff Report for the 1906 Lodge at Coronado Beach to allow condominium units instead of previously approved boarding rooms. This item was considered by the City Council on October 21, 2008 and demonstrates the trend in the City of Coronado to approve condo-hotel units all over the City without an LCP amendment.

Exhibit H - A brief history of the Project.

Exhibit I – Aerial photograph that shows the difference between the proposed condo-hotel building and what was approved in 2002. The 2002 buildings are shown in red and blue outlines, with the proposed condo-hotel building along Avenida del Sol shown below in brown.

City LCP and Coastal Act Policies

The following policies of the certified City of Coronado Local Coastal Program (“LCP”) apply to the proposed project:

Land Use Plan Policies of the Certified LCP:

III. ADOPTED POLICY

It is the policy of the City of Coronado to: [...]

B. RECREATION AND VISITOR SERVING FACILITIES

2. Maintain the quality and number of existing visitor accommodations at or above their present levels, and encourage the provision of new low-cost visitor accommodations and the expansion of existing low-cost visitor accommodations.

...

6. Maintain high standards for visual aesthetics and preserve these scenic qualities as recreational resources.

...

H. VISUAL RESOURCES AND SPECIAL COMMUNITIES

1. Consider and protect as a resource of public importance the scenic and visual qualities of the community.
2. Require that permitted development be sited and designed to safeguard existing public views to and along the ocean and bay shores of Coronado, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

In addition, the following Coastal Act policies are applicable to the subject proposal, and state:

Section 30210

In carrying out the requirement of Section 4 of Article X of the California constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. . . .

Section 30221

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Section 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Reasons for Appeal

A. Conversion Of Previously Approved Hotel Rooms Into Larger Condo-Hotels Violates The City LCP And Coastal Act By Significantly Increasing The Loss Of Public Views Toward The Ocean And Reducing The City's Ability To Provide Low Cost Visitor Accommodations.

To facilitate the marketability of the condo-hotel units their size was increased from what is necessary for a traditional hotel room. For example, the South Beach Guestrooms grew from 58,600 square feet to 90,600 square feet, significantly increasing the overall building envelope. Part of this is because they are going from 87 guestrooms to 144 (adding 57 more rooms to this one central location and deleting them from elsewhere on the project site). However, the main reason is because each room goes from approximately 350 square feet to 450-550 square feet.

In addition, the Conference Center and Conference Guest Center were also increased in size. The Conference center goes from 50,000 to 55,000, but the conference center guestrooms go from 10,000 to 35,200 square feet. Again, this is due to the guest rooms increasing in size.

The condo-hotels are also designed to have a better view of the ocean, which explains why they are all consolidated in the one location with the best view on the property. The structure is moved closer to the beach, and because it is larger, it is also closer to Avenida del Sol. As the Commission can see, Avenida del Sol is not a straight street. It has a slight southwesterly tendency. The proposed South Beach Guestrooms follow the southwestern tendency of Avenida del Sol increasing the adverse impact on public views. This building orientation is also done to take better advantage of the views, in order to better market the condominium hotels, but results in a narrowing of the view corridor as it gets closer to the ocean. The end result is that the condo-hotels, combined with the conference center, are now contained in one long large structure that impacts

public views from Orange Avenue and Avenida del Sol much more than previously approved.

Exhibits A-E demonstrate that the larger condo-hotel units would result in a significant loss and degradation of public views and aesthetics along the coast. They would also result in a financial and physical barrier to accessible and affordable visitor serving accommodations. For a significant portion of the time, they would be used privately and not be available to the public. For the rest of the time, they would only be affordable to the most affluent segment of society, those that can afford \$500 to \$6,000 per night, as is charged for the already existing Hotel del condo-hotels at the "Beach Village" cottages.

B. The Condo-Hotel Approval Replaces A Prior Approval That Properly Balanced Public Access And Views With The Needs Of Commercial Development.

The condo-hotels are part of an amendment to the 2002 Hotel del Coronado Master Plan. A brief history of the project is provided as Exhibit H to this appeal. The 2002 Hotel del Coronado Master Plan involved development/improvements within eight phases, over a 15-20 year time period.² The 2002 Master Plan proposed a net increase of 205 guestrooms, a conference center with 19,700 square feet of meeting space, relocation of the health spa and tennis courts, and improvements to the southern and eastern facades of the main hotel building. In addition, exterior improvements to Grande Hall, relocation of the Hotel driveway entrances, and development of below grade parking structures. The units approved in 2002 were to operate as traditional hotel units.

The 2002 Approval balanced the desire to preserve the historic architectural elements, including structural reinforcement of the landmark, the desire to modernize the facilities and maintain the beauty of the open space of the property, reduce environmental impacts while maintaining public access to the coast, including handicapped access and shoreline access. Public views were maintained through the spacing of buildings on the site.

Exhibit I graphically demonstrates the difference between the buildings approved as part of the 2002 Master Plan and the Amended Master Plan. The 2002 buildings are smaller, pulled back from the street and spaced apart to minimize and protect public views and the overall quality of the public beach area. The new condo-hotel building which is a 40 foot tall wall running 440 feet along Avenida del Sol creates a far different

² Phases I and II of the 2002 Master Plan have since been completed and have included construction of a new spa and fitness center, a new Entry Garden, and the North Beach Village.² (78 new guestrooms and pool amenities), and the Paseo del Mar. The North Beach Village is the location of the condo-hotel units approved by the Coastal Commission in 2006. (See Exhibit H, Brief History of the Project.)

ambiance that eliminates and degrades public coastal views and views into the historic Hotel del Coronado complex.

C. The Condo-Hotel Approval Violates The Certified LCP, Which Does Not Allow For Condo-Hotels And Prohibits The Expansion Of Residential Uses Within The Hotel Zone.

A key issue in this appeal is whether the City of Coronado's approval of condo-hotels will provide the same level of visitor-serving use anticipated by the Commission when it approved the Hotel-Motel land use designation within the certified LCP, or whether an LCP amendment is required before consideration of condo-hotels. Appellants submit that privatization of hotel units through the condo-hotel approach was not anticipated or provided for in the City's LCP, which must be amended as recommended by Commission staff on a number of occasions.

The current City of Coronado LCP does not directly allow for, or even address condo-hotels. The City's LCP provides that the existing number of visitor accommodations should be maintained and land use should be implemented in a manner that encourages "the provision of new low-cost visitor accommodations and the expansion of existing low-cost visitor accommodations." (LCP Land Use Policies III (B).) The Hotel del Coronado is zoned and designated for Hotel-Motel (H-M) uses. The Hotel del is the only H-M zoned site located adjacent to the beach and the Hotel del Coronado is the only hotel located immediately adjacent to the beach in the City (the City does have two bay front hotels). This purpose and intent of the zone is to provide for transient rental facilities.³ (86.32.010) According to the Municipal Code, Transient Occupancy means for 25 days or less.⁴ (86.04.790 and 86.78.020). Transient rental uses are to be encouraged, and owner occupied units are to be limited.

The LCP actually prohibits timeshares entirely, which are a use similar to condo-hotels.⁵ The difference is that timeshares have multiple owners. The LCP restricts

³ **86.32.010 Purpose and intent.**

It is the purpose and intent of this chapter to provide for areas in appropriate locations where centers providing for the needs of tourists, travelers and transient occupants may be established, maintained and protected. The regulations contained herein are designed to **encourage** the provision of "transient rental" facilities (other than "time-share complexes"), restaurants, and other activities providing for the convenience, welfare or entertainment of the transient. (Ord. 1856; Ord. 1809)

⁴ **86.04.790 Transient occupant.**

"Transient occupant" for purpose of this chapter means any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of 25 consecutive calendar days or less, counting portions of a calendar day as full days. (Ord. 1971 § 2, 2005)

⁵ **86.78.040 Definition – Transient time-share occupancy.**

"Time-share complex" is a building or group of buildings containing one or more habitable units with such dwelling units as may be allowed by this code, whose ownership or right to use facilities are conveyed to multiple individuals for "transient time-share occupancy."

residential ownership in the hotel-motel zone to no more than 15% of the units.⁶ As the Commission has noted on several occasions, condo-hotels are a residential use. The Master Plan Amendment increased the number of condo-hotels at the Hotel del to just under 25%, far above the 15% permitted by the existing LCP.

D. The Condo-Hotel Approval Establishes An Improper Precedent That Is Encouraging More Condo-Hotels In The Community.

During the City Council hearing on this application, City Staff set forth a number of reasons it was against amending the LCP to address condo-hotels. Among other things, staff said there was no need because more condo-hotels were not likely. However, attached hereto as Exhibit G is an October 21, 2008 staff report for the proposed conversion of seventeen existing lodge units into condo-hotels. Thus, it is clear that the continued loss of traditional public lodging to condo-hotel conversions is a real and serious land use issue that must be addressed by way of and LCP amendment. The City is approving these projects without the benefit of direction from the Coastal Commission with regard to whether such approvals violate the Coastal Act policies referenced above.

E. The Condo-Hotel Approval Should Have Been Preceded By An LCP Amendment.

As discussed above, the existing LCP for Coronado does not provide for condo-hotels. Commission staff has provided Coronado with guidance on what would be required to address condo-hotels in and LCP amendment.

First, condo-hotel projects and other limited use/fractional ownership hotel proposals should not be considered unless the applicable LCP specifically allows such development. In the absence of specific LCP provisions allowing such projects, the local government should prepare and submit an LCP amendment for Commission review and action.

“Transient time-share occupancy” means “transient occupancy” when conveyed with consideration through any arrangement where the use, occupancy, or possession of real property circulates among purchasers of intervals of ownership according to a fixed or floating time schedule on a periodic basis for a specific period of time during any given year, regardless of the name used to describe the method of use, occupancy, or possession. (Ord. 1495)

86.78.050 Definition – Time-share complex.

“Time-share complex” is a building or group of buildings containing one or more habitable units with such dwelling units as may be allowed by this code, whose ownership or right to use facilities are conveyed to multiple individuals for “transient time-share occupancy.”

⁶ **86.32.020 Principal uses permitted.**

The following uses shall be allowed in the H-M Zone:

A. Hotels and motels which provide habitable or dwelling units of which not more than six units or 15 percent (whichever is greater) shall be occupied by a resident occupant;

Second, in order to perform the necessary analysis to evaluate an LCP amendment that would provide for condo-hotel projects, the following information will be necessary:

- *A report evaluating the demand and supply of coastal overnight accommodations in the region that includes:*
 1. *A breakdown of demand and supply by type and cost of accommodations;*
 2. *An evaluation of whether the region has an adequate supply of overnight accommodation to meet its current and projected demand; 3. A specific evaluation of supply and demand for lower cost visitor accommodations;*
- *An analysis of proposed LCP policies and standards, including mitigation requirements, for condo-hotels and fractional ownership or "time share" projects, and*
- *An analysis of potential mitigation, including contributions to funding lower cost visitor accommodations if there is evidence of deficiencies in the availability of such facilities in the region.*

The Commission is familiar with the issues related to condominium hotels, and their consistency with the Coastal Act Policies. Numerous projects have come before the Commission, and Staff have outlined the concerns and issues in several reports. In the San Diego region, the following reports have been issued:

APPEAL NO.: A-6-PCB-08-87

APPEAL NO.: A-6-IMB-07-131

City of Oceanside LCPA 1-07 – Downtown District

F. Finally, Approval Of The Condo-Hotels Was Not Supported By Any Analysis Or Substantial Evidence To Support The Appropriateness Of Approving More Condo-Hotels In The City Of Coronado.

The City of Coronado not only refused to do an LCP amendment, it failed to do any of the background research necessary to consider the appropriateness of approving more condo-hotels and the need or mitigation to offset the loss of affordable visitor serving accommodations.

City staff reports do not include any information regarding the current demand and supply by type and cost of accommodations in the City of Coronado. The staff reports do not include an evaluation of whether the region has an adequate supply of overnight accommodations to meet current and projected demand. There is no evaluation of supply and demand for lower cost visitor accommodations. Finally, there is no analysis and proposed policies and standards to provide for mitigation that could help avoid and minimize the impact of the loss of public serving accommodations resulting

from continued creation of condo-hotels and conversion of traditional hotels into condo-hotels. The City's failure to do basic analysis and homework renders their decision completely void of substantial evidence to support a finding that it has complied with its own LCP, much less Coastal Act policies that govern the provision of visitor serving accommodations within the coastal zone. For this reason alone, the Commission should review and set aside the Amended Master Plan.

G. Conclusion.

The City of Coronado has embarked on a process that is designed to promote and continue the conversion of traditional hotel accommodations into privatized, high-cost condo-hotels that will either not be available for the general public to use or only available to the most affluent members of the public zone. Approval of the Hotel Del condo-hotels has the additional impact of substantially increasing the overall size of proposed buildings in a manner that will degrade and eliminate public views along the coastline. These adverse impacts violate the City of Coronado LCP and the Coastal Act. The importance of maintaining and increasing affordable visitor serving accommodations within the coastal zone and protection of public views and the quality of the public beach are important and substantial issues appropriate for consideration by the Commission on appeal. Appellants respectfully request that the Commission find a substantial issue exists in this matter and conduct a de novo review of the Amended Master Plan for the Hotel del Coronado.

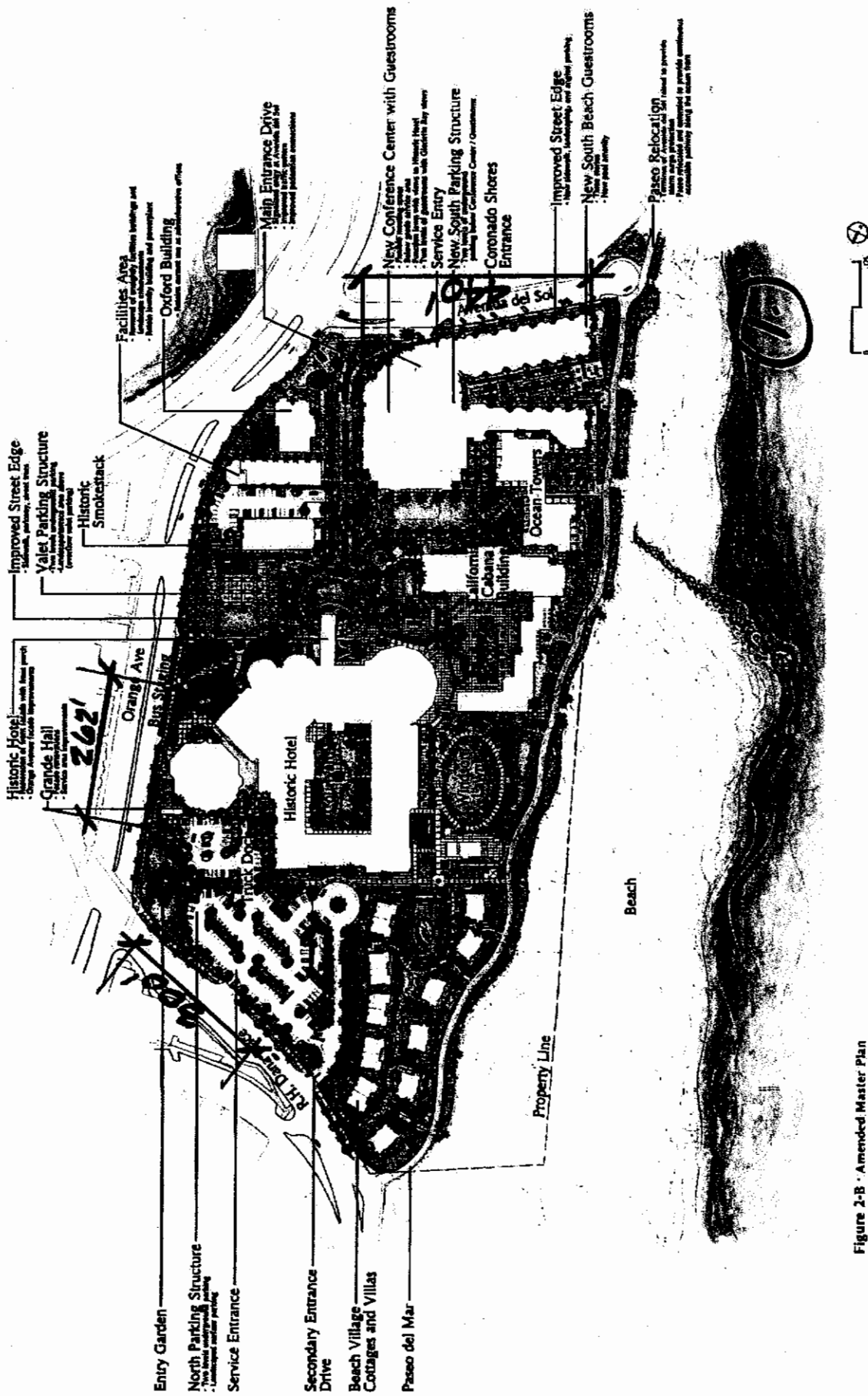


Figure 2-B - Amended Master Plan

3.7 Pedestrian Circulation

3.7.2 Street Edge Improvements

Avenida del Sol - Pursuant to the Approved Master Plan and Development Agreement, the Hotel was required to provide as a public benefit, storm drain improvements for the Avenida del Sol cul-de-sac to correct flooding problems. In connection with the Amended Master Plan, the Hotel is evaluating raising the Avenida del Sol cul-de-sac from its current elevation of approximately 8 feet to approximately 13 feet at the highest point, while maintaining the entrance drive to Coronado Shores at its current elevation of 11 feet. This would allow stormwater to collect in basins at Avenida del Sol and Orange Avenue and then discharge to the Bay, versus directly to the ocean as it does currently. An access ramp would be provided near the end of the cul-de-sac for access to the beach by public safety vehicles. Pedestrian access to the beach would be provided via this ramp or stairs.

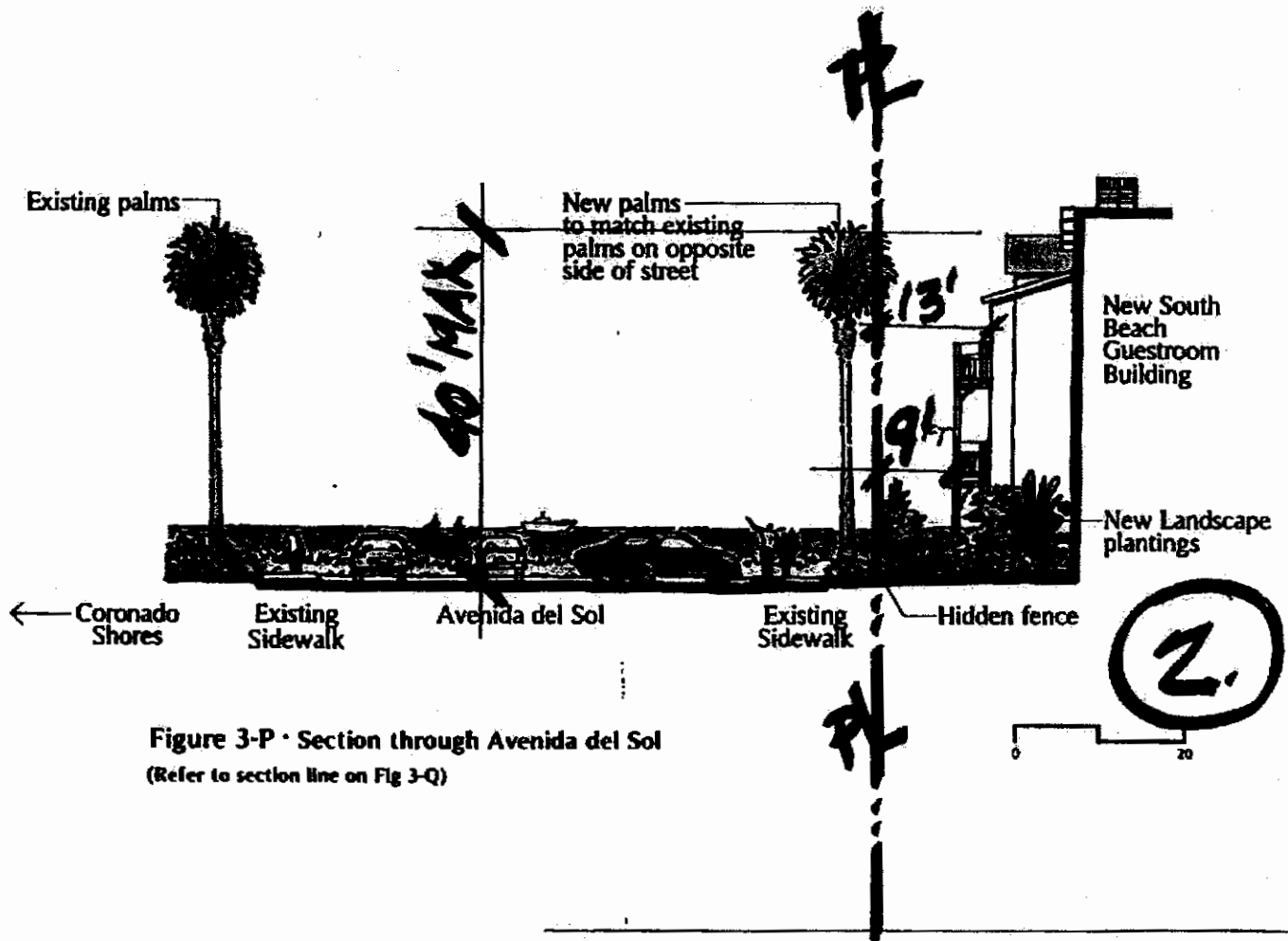
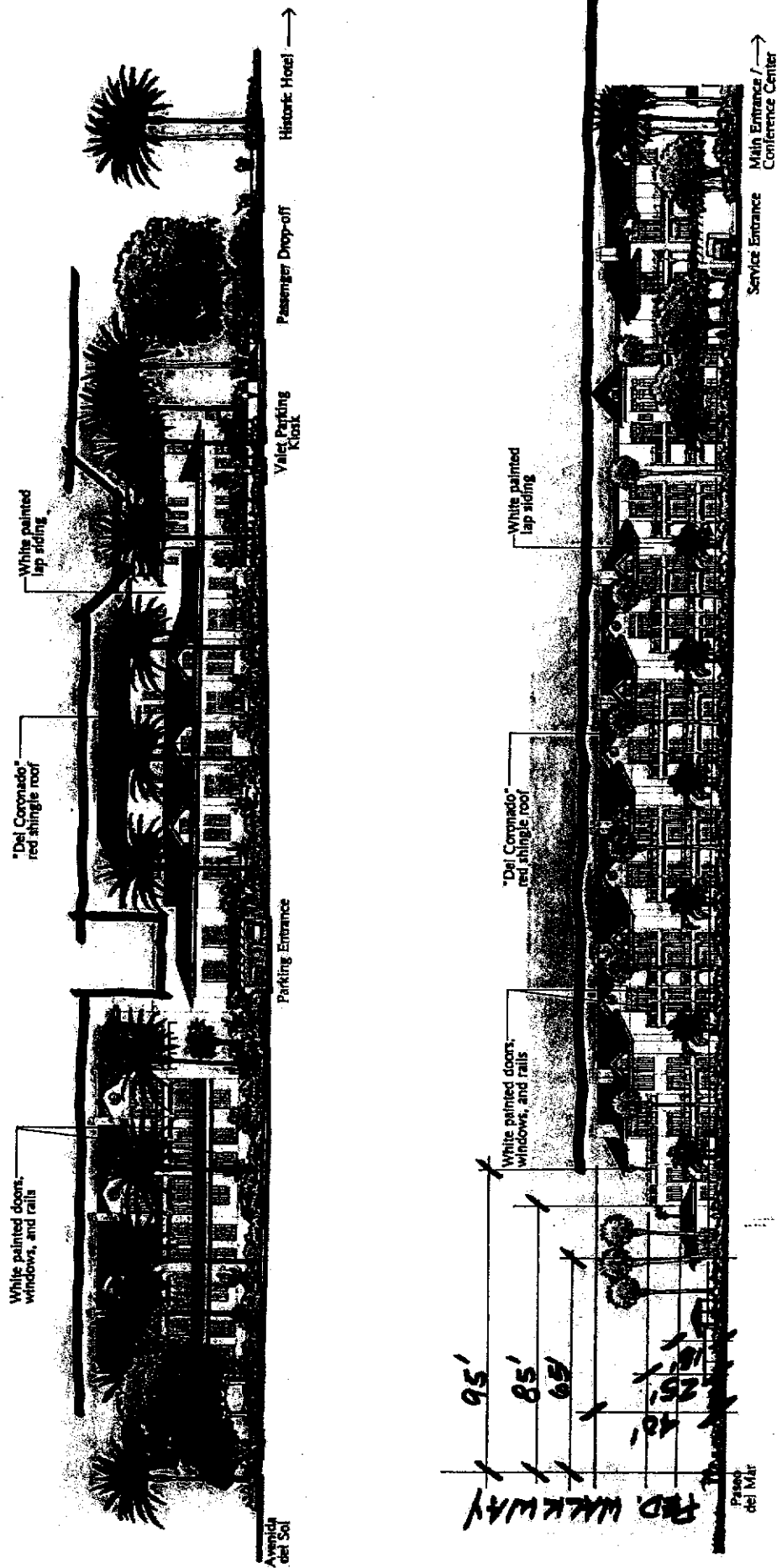


Figure 3-P • Section through Avenida del Sol
(Refer to section line on Fig 3-Q)



(3)

Figure 5-E. South Beach Guestrooms - View From Avenida del Sol



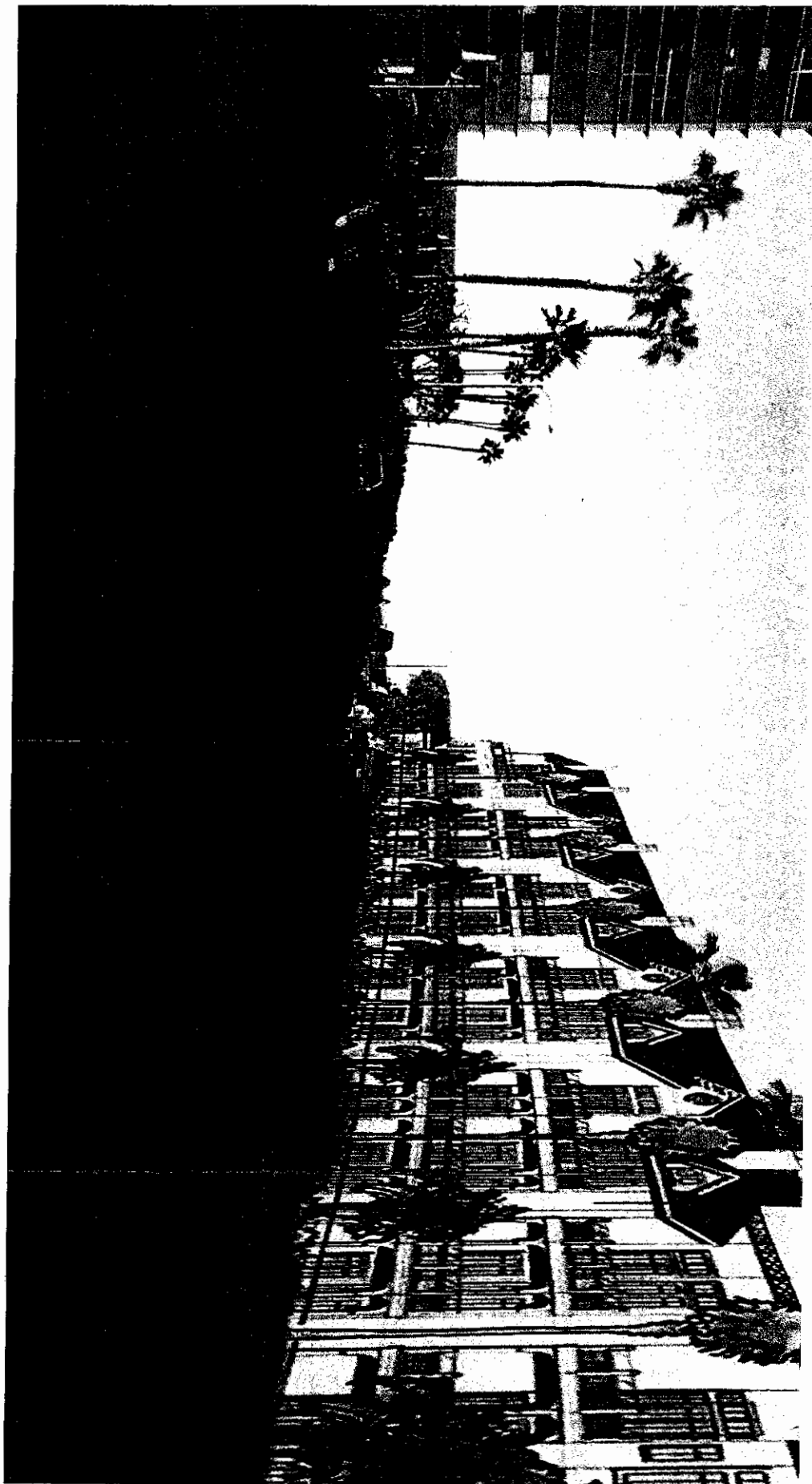


EXHIBIT
F



WORDEN WILLIAMS APC

Representing Public Agencies, Private Entities, and Individuals

August 25, 2008

Via Fed Ex

Planning Commission
City of Coronado
1825 Strand Way
Coronado, California 92118

Re: CP 5-08 and CP 6-08

Honorable Members of the Commission:

This office represents Concerned Citizens for Keeping the Hotel del Beautiful ("Concerned Citizens"), an association of Coronado residents working to promote the best possible design for the expansion and renovation of the Hotel del Coronado. This letter addresses the proposal to increase the number and size of South Beach Guestrooms to create private condo-hotels and expensive, high-end hotel suites. Concerned Citizens urge the Planning Commission to deny the Coastal Permits for the Master Plan Amendment and Tentative Map for the following reasons:

1. The Proposed Master Plan Amendment And Tentative Map Are Inconsistent With The Coastal Act And The City's Local Coastal Plan Due To The Proposed Condo-Hotel Uses.

A Memorandum prepared by Peter M. Douglas, Executive Director for the Coastal Commission, sets forth two key policies of the Coastal Act that underlie Commission concerns with the increase in private condo-hotel units.

The Coastal Act establishes visitor-serving uses, including overnight accommodations as a higher priority land use than residential uses. It also establishes a preference for lower cost visitor serving accommodations.

AREAS OF PRACTICE
PUBLIC AGENCY
LAND USE AND ENVIRONMENTAL
REAL ESTATE
PERSONAL INJURY
ESTATE PLANNING AND ADMINISTRATION
CIVIL LITIGATION
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(See attached Commission Memorandum issued on December 26, 2006; see also Public Resources Code §§ 30210; 30211; 30213; 30221 and 30222.) Hotel del violates both of these Coastal Act policies with its proposal to increase the size of the South Beach Guestrooms by approximately 30% and make them private condo-hotel units.

The Hotel del has already privatized some of its accommodations through development of condo-hotels. The Commission Memorandum prepared by Peter M. Douglas was issued shortly after the Commission approved Hotel del's first condo-hotel development. In 2006, the Coastal Commission approved construction of up to 37 hotel condominium units in a 775-room hotel complex. (Nov. 21, 2006 Staff Report; Findings for Appeal A-6-COR-0646.) The Coastal Commission approved the permit, but imposed conditions including that owners are limited to no more than 90 days per year, a max of 25 days per use and 50 days between uses. The requirements have to be included in the CC&Rs. Marketing and booking must go through the hotel operator to ensure that the units are not swapped with other owners of condo-hotel units in another location. The Coastal Commission noted that Hotel del Coronado is the only hotel located immediately adjacent to the beach in the City of Coronado.

As stated in the Commission Memorandum, hotel condominium units are essentially a residential investment and residential land use because the units are individually owned with the possibility of functioning part time as overnight visitor serving accommodations. (Page 1.) This means that the 2006 permit approved by the Coastal Commission (on appeal) allowed what amounts to 4% of the visitor-serving hotel use of the Hotel del Coronado to be converted to essentially a residential use.

Now the Hotel del Coronado is proposing to convert more of its hotel to private residential use. If approved, over 20 % of the rooms at the Hotel del Coronado would be converted to private residential ownership. The proposed Tentative Map will allow for the continued incremental division of the hotel complex into smaller and smaller lots, facilitating the conversion to residential uses. This conversion of the Hotel del Coronado is inconsistent with the Coastal Act and the City's Local Coastal Plan ("LCP"), as well as the City's Zoning Ordinance.

Even if the new units were not converted to condo-hotels, their increased size is designed to make them too expensive for the majority of public. One of the stated purposes of the increased hotel room size is so they can fit into the exclusive, luxury five star accommodations category. By definition, this will not be the "lower cost visitor serving accommodations" required by the Coastal Act.

Further, condo-hotels generally do not offer accommodations at what can be considered "lower-cost," raising questions about the adequacy of supply of lower-cost visitor-serving accommodations in the coastal zone. A recent look on the Beach Village at The Del's web



site, which markets the existing condo-hotels, indicates that the current condo-hotels are very expensive, with rates ranging from \$25,000 for a 4-night package, to the best rate at \$500 per night, with a 4-night minimum making it a \$2,000 package, as indicated below:

BEST OF SAN DIEGO PACKAGE



This package includes:

- Accommodations in Beach Village
- Two adult 3-for-1 passes valid for unlimited admission to SeaWorld, the World-Famous San Diego Zoo and the Wild Animal Park for five consecutive days
- A special welcome gift

**Rates start at \$500 per night
(4-night minimum stay required)**

Taxes and \$25 daily resort charge not included

[Click here to check availability](#) or call 800-HOTELDEL.

Starting rate shown is per room, per night, based on double occupancy. Offer subject to availability, some restrictions apply. Not valid for groups. Resort credit not applicable for room charges and may not be redeemed for cash.

(The entire web site promotional listing is attached.)

Clearly, the conversion of the Hotel del Coronado to private condo-hotels will not increase its affordability to the general public, and will not further the purposes of the Coastal Act and its preference for low cost visitor serving commercial.

2. The City Must Process A Local Coastal Program Amendment Prior To Consideration Of The Hotel del Condo-Hotel Proposal.

The Memorandum from the Coastal Commission provides that before approving condo-hotels, the local jurisdiction should first determine if the LCP allows such use:

First, condo-hotel projects and other limited use/fractional ownership hotel proposals should not be considered unless the applicable LCP specifically allows such development.



(Commission Memorandum, p. 2.) If the LCP does not provide for condo-hotels, the jurisdiction should prepare an amendment to its LCP to allow for condo-hotels before approving the use. (Id.) (See also attached LCP Update Guide.)

Coronado's LCP does not expressly provide for condo-hotels, so an LCP amendment is required before Hotel del's proposition can be considered. In the case of Coronado, the City's Land Use Plan for the LCP has the following policies:

Maintain the quality and number of existing visitor accommodations at or above their present levels, and encourage the provision of new low-cost visitor accommodations and the expansion of existing low-cost visitor accommodations. (Recreation and Visitor Serving Facilities Policy number 2, page 13, City of Coronado Local Coastal Program Land Use Plan.)

That the City encourage preservation of the City's visitor accommodations. (Adopted Action Program A. Shoreline Access, Policy number 8, page 13, City of Coronado Local Coastal Program Land Use Plan.)

That demolition of existing hotel/motel facilities shall not be permitted unless comparable replacement units will be provided on-site or elsewhere within designated commercial areas. (Adopted Action Program: B. Recreation and Visitor Serving Facilities Policy number 6, page 13, City of Coronado Local Coastal Program Land Use Plan, emphasis in original.)

In addition, the City's Zoning Ordinance for Hotel-Motel uses specifically require traditional hotel use over other kinds of transient uses. The purpose of the zone is to provide for transient rental facilities other than time share complexes.¹ (86.32.010.) The City Code does not have a provision specifically for condo-hotels in the hotel-motel zone. There is no definition of condo-hotels in the City Code. This is because such creatures did not exist at the time the zone was created. If condo-hotels had existed, the Zoning Ordinance would likely have limited their use within the hotel-motel zone. For example, the hotel-motel zone

¹ 86.32.010 Purpose and intent.

It is the purpose and intent of this chapter to provide for areas in appropriate locations where centers providing for the needs of tourists, travelers and transient occupants may be established, maintained and protected. The regulations contained herein are designed to encourage the provision of "transient rental" facilities (other than "time-share complexes"), restaurants, and other activities providing for the convenience, welfare or entertainment of the transient. (Ord. 1856; Ord. 1809.)

does specify that only 15% of the units can be occupied by a resident.² Clearly, the spirit and intent of the Zoning Ordinance is to provide affordable transient hotel use with traditional hotel uses and not condo-hotels.

In summary, Coronado's LCP does not expressly address and provide for development of condo-hotel projects. In light of the guidance provided by the Commission after approval of Hotel del's first condo-hotel project, the City is now under an obligation to amend its LCP prior to consideration of a second condo-hotel project.

As an initial step, the City must perform the necessary analysis to allow consideration of an LCP amendment that would allow for a condo-hotel project. The Commission memorandum provides the following requirements:

- A report evaluating the demand and supply of coastal overnight accommodations in the region that includes:
 - (1) A breakdown of demand and supply by type and cost of accommodations;
 - (2) An evaluation of whether the region have an adequate supply of overnight accommodations to meet its current and projected demand;
 - (3) A specific evaluation of supply and demand for lower cost visitor accommodations.
- An analysis of proposed LCP policies and standards, including mitigation requirements, for condo-hotels and fractional ownership or "time share" projects, and
- An analysis of potential mitigation, including contributions to funding lower cost visitor accommodations if there is evidence of deficiencies in the availability for such facilities in the region.

(Commission Memorandum, p. 2.) The analysis set forth above must be conducted as first step towards consideration of the Hotel del condo-hotel proposal.

² 86.32.020 Principal uses permitted.

The following uses shall be allowed in the H-M Zone:

- A. Hotels and motels which provide habitable or dwelling units of which not more than six units or 15 percent (whichever is greater) shall be occupied by a resident occupant;

3. **The Proposed Addendum Has Failed To Address The Project's Inconsistency With The Coastal Act.**

The 2001 EIR did not analyze the proposal for condo-hotels on the property. That analysis was based on the hotel continuing to operate as a traditional hotel. The proposal to make the units condo-hotel units arose after the EIR was certified. No environmental review has been done for this change in use, and its inconsistency with the Coastal Act. The Addendum has failed to address this issue, and it should be revised and recirculated.

4. **The Proposal To Increase The Size Of The South Beach Guestrooms From 58,600 Square Feet To 90,600 Square Feet To Accommodate Condo-Hotels And Luxury Rooms Results In Too Many Structures In The South West Portion Of The Complex, With Private Residential Uses Too Close To The Beach Without Adequate Setbacks And Landscaping Buffers.**

Previously, the hotel uses across from the Coronado Shores were to be mostly underground, or set back from the street. The proposed South Beach Guestrooms are to be only 30 feet from the street and much closer to the beach. (See attached Proposed Buildings Over Aerial Imagery.)³ More landscaping, especially at the west end, was to be provided.

The previous plan had a reduced bulk, scale and mass of the hotel uses from the beach. The previous plan had more of a park-like feeling, with the structures broken up and spread out throughout the complex. The proposed amendment will allow a large concentration of the residential condo-hotel uses to practically sit on the beach, rather than set back from the beach. The adjoining conference center will increase the bulk and mass in this area. This will reduce the open space feeling at the beach, which will reduce the visual aesthetics and scenic qualities of the recreational uses along the beach. The coastal experience for visitors to the beach in this area will be impacted. The proposed Master Plan Amendment is inconsistent with the following policies in the City's LCP Land Use Plan.

Maintain high standards for visual aesthetics and preserve these scenic qualities as recreational resources. (Recreation and Visitor Serving Facilities Policy number 6, page 13, City of Coronado Local Coastal Program Land Use Plan.)

³ It should be noted that the color overlay provided in the proposed Addendum does not show the full extent of the condominium building's encroachment towards the beach. In a Supplemental Amendment, the building was moved further towards the beach, pushing the sidewalk to the center of the street and cul de sac.

Require that permitted development be sited and designed to safeguard existing public views to and along the ocean and bay shores of Coronado, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. (Visual Resources and Special Communities Policy number 2, page 13, City of Coronado Local Coastal Program Land Use Plan.)

Correlate new development with local park acquisition and/or provision of on-site recreational facilities when, and if applicable. (Recreation and Visitor Serving Facilities Policy number 2, page 13, City of Coronado Local Coastal Program Land Use Plan.)

In 2002, the Development Agreement was approved by the City partly on the basis of the enhanced landscaped lawn and garden areas, including the landscaped garden area adjacent to the South Beach Guestrooms building along Avenida del Sol. (Development Agreement, p. 16.) If this area is to be eliminated as a public improvement under the Development Agreement, then the City should demand some other improvement in return.

5. The Impacts To Private Views From Coronado Shores Should Be Taken Into Account When Considering Whether To Approve The Coastal Permits.

The Proposed Master Plan Amendment and Tentative Map will result in a development that is more visually obtrusive, and will impede views from Coronado Shores of the Hotel del itself, as well as views to the beach, in particular views looking towards Point Loma. The proposed convention center and expanded condominium complex would wall off views of the historic Hotel del for a large segment of the community. All views of the Hotel and Point Loma will be blocked for the lower levels of the Coronado Shores complex. The only view will be of the South Beach Guestrooms. While private views are not protected under the Zoning Ordinance, the City's LCP Land Use Plan requires that they be considered when issuing Coastal Development Permits. The LCP has the following policy:

Preserve and protect private ownership, use and enjoyment of property in carrying out the policies of the Coastal Act. (Locating and Planning New Development Policy number 1, page 13, City of Coronado Local Coastal Program Land Use Plan.)

Thus, it is appropriate for the Planning Commission to consider the impacts on the adjacent private uses. In this instance, impacts to private properties by the proposed relocated conference center and expanded condo-hotel project would be significant and must be considered and mitigated as part of the overall approval process. At the very least, an



Planning Commission
August 25, 2008
Page 8

increased setback from the beach and Avenida del Sol should be required as mitigation for coastal impacts.

Conclusion

We appreciate the opportunity to comment on the proposed Master Plan Amendment and urge the Commission to deny it for the reasons set forth above.

Very truly yours,

WORDEN WILLIAMS, APC

A handwritten signature in cursive script that reads "D. Wayne Brechtel".

D. Wayne Brechtel
dwb@wordenwilliams.com

DWB:lg

Enclosures

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200
FAX (415) 904-5400



MEMORANDUM

December 26, 2006

TO: Local Government Planning Directors
Interested Persons

FROM: Peter M. Douglas, Executive Director

RE: Condominium-Hotel Development in the Coastal Zone

This memorandum provides information to local governments concerning the review of new condominium-hotel (condo-hotels) projects and other interval/restricted hotel developments for consistency with land use policies in applicable Local Coastal Programs (LCPs) and the California Coastal Act. The Coastal Commission conducted a workshop on this topic at its August, 2006 meeting in San Pedro. It provided the Commission with a better understanding of state and national trends and issues relating to condo-hotels versus traditional hotel projects, and identifies potential adverse impacts of such developments on public accessibility to coastal overnight visitor-serving accommodations. The workshop covered legal issues, supply and demand, hotel financing, and operations and management of condo-hotels, as well as an overview of past Commission actions and general concerns related to public access to the coast and the diminishing affordability of overnight accommodations in the coastal zone.

A condo-hotel is a development that has the outward appearance and amenities of a traditional hotel but whose rooms ("units") may be sold as individual condominium ownerships. Owners of these condo units can use them for varying lengths of time or allow hotel management to rent the units to the general public. Owners receive a share of the rental proceeds. Because hotel condominium units are individually owned and subject to no or varying length-of-stay restrictions, they are essentially residential investments and constitute a quasi-residential land use, with the possibility of functioning part time as overnight visitor serving accommodations.

The Coastal Act establishes visitor-serving uses, including overnight accommodations, as a higher priority land use than residential land uses. It also establishes a preference for lower cost visitor-serving accommodations. Because condo-hotels are quasi-residential and may not be subject to length-of-stay restrictions for the owners of individual units, concerns are raised about the extent to which they actually constitute visitor-serving land uses. The burden is often placed on the Commission and local governments to devise enforceable restrictions that limit the private residential use of

Memorandum
Local Government Planning Directors
Page 2

units that are also represented as "visitor serving," to ensure that the condo-hotels are in fact visitor-serving. In addition, condo-hotels generally do not offer accommodations at what can be considered "lower-cost," raising questions about the adequacy of supply of lower-cost visitor-serving accommodations in the coastal zone.

At the conclusion of the August, 2006 workshop the Commission directed staff to prepare additional analysis for discussion at a subsequent meeting. Commission staff continues to work on preparing this information and anticipates that the subject of condo-hotels will be scheduled for further Commission deliberations in the spring of 2007. Although the Commission has not yet adopted any recommendations to local government as to how to deal with new condo-hotel projects, this memorandum focuses on two important points.

First, condo-hotel projects and other limited use/fractional ownership hotel proposals should not be considered unless the applicable LCP specifically allows such development. In the absence of specific LCP provisions allowing such projects, the local government should prepare and submit an LCP amendment for Commission review and action.

Second, in order to perform the necessary analysis to evaluate an LCP amendment that would provide for condo-hotel projects, the following information will be necessary:

- A report evaluating the demand and supply of coastal overnight accommodations in the region that includes:
 1. A breakdown of demand and supply by type and cost of accommodations;
 2. An evaluation of whether the region has an adequate supply of overnight accommodation to meet its current and projected demand;
 3. A specific evaluation of supply and demand for lower cost visitor accommodations;
- An analysis of proposed LCP policies and standards, including mitigation requirements, for condo-hotels and fractional ownership or "time share" projects, and
- An analysis of potential mitigation, including contributions to funding lower cost visitor accommodations if there is evidence of deficiencies in the availability of such facilities in the region.

Thank you for your consideration of these comments. Attached is a report prepared for Commission consideration when reviewing condo-hotel projects. In addition, the workshop was recorded, and DVDs can be purchased from the Commission's San Francisco office. Please contact our District Manager for your region should you have any questions.

Attachment: Addendum Condominium-Hotel Workshop, August 8, 2006

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
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August 8, 2006

ADDENDUM**W3**

To: Commissioners

From: Deborah Lee, Senior Deputy Director
Rebecca Roth, Federal Programs Manager

RE: Condominium-Hotel Workshop

I. Overview

In May 2006, the Commission directed staff to organize a workshop on the topic of condominium-hotel (condo-hotels). A hotel-condo is a development that has the outward appearance and amenities of a hotel but whose rooms (“units”) may be sold as condominiums to private individuals. The owners of these condo units may live in them or allow hotel management to rent the units to the public and receive a share of the rental proceeds. Because of the individual ownership component, and because the condo-hotels are proposed without use restrictions in place, the developments are considered quasi-residential with the possibility of functioning for part of the year as visitor serving. The Coastal Act provides for visitor-serving use as a higher priority land use than residential, and also states a preference for lower cost visitor-serving accommodations. This is the key public policy issue presented by these development proposals. Because hotel condos are proposed without restrictions on the owners’ use of the units, the burden is placed on the Commission to devise enforceable conditions that insure that the hotel condos are truly visitor-serving and that limit private residential use of the units.

The Commission raised many questions for the workshop to address that dealt with legal authority, supply and demand, financing, hotel operations, past Commission actions, public access, and relative affordability of overnight accommodations. This report contains general background information to provide a context for the Commission’s hotel-condo decisions. While the Commission generally makes decisions on a case-by-case basis, this workshop is intended to provide the Commission a better understanding of the national and state trend, and scope the context and public impact of these developments. The workshop objective is for the Commission to be better informed about individual and cumulative impacts when it considers future hotel-condo projects and LCP amendments. Staff notes, however, that much information about short and long term effects of condo-hotels on overnight accommodations and public access is not available, nor is it being researched per se by public policy/land use institutions. Thus, staff has made recommendations about additional analysis and research that would benefit the Commission in its future decision-making processes.

II. Past Coastal Development Permit History

As early as 1989, the first hotel-condo development along the California coast was proposed in Santa Cruz County. Since then, the Commission has acted on, and either denied or conditionally approved, eleven condo-hotels, two of which were in the past five months. The other approved projects were located in the Counties of San Mateo (Half Moon Bay), Monterey (Monterey County, Marina), San Luis Obispo (San Luis Obispo County, Pismo Beach, Oceano), Los Angeles (Hermosa Beach, Rancho Palos Verdes), Orange County (San Clemente), and San Diego (Encinitas). The projects all contained special conditions that limited the length of time each year that owners could use their hotel-condo units. For example, in some instances, owners were limited to a maximum of seven to 14 days total in the summer months. In the instance of the Highlands resort in Monterey County, the Commission required the applicant to mitigate for the loss of hotel rooms available to the public by paying \$8,000 per room or a total of about \$700,000 to fund a hostel located on the region's state park's land. In addition, all projects were subject to special conditions that involved, for example, requirements for parking, water quality, scenic views, and public access.

In response to the Commission's inquiry about compliance with room use restriction, staff investigated condition compliance and owner usage. Most of the old permits (pre-2006) had imposed special conditions that required annual, and in one case, quarterly reports on owner usage to be submitted to the Commission. Staff requested use occupancy records of all condo-hotels that had been permitted, yet only received the records of four of the previously approved condo-hotels. Of the four records that staff reviewed, all appeared to be in compliance with the owner length of stay provisions. According to the responses, their occupancy levels as hotel units made available to the public were as high as 85%. The other requests were not responded to, and in one instance the operator claimed the information was *proprietary and confidential* even though the permit was conditioned to submit Transit Occupancy Tax records annually to the executive director. The majority of the condo-hotels had on-line booking systems for an overnight stay, with room costs ranging from \$99 to \$605 in the summer months.

Condition compliance of past projects continues to be a challenge for staff. The average number of total permits acted on annually by the Commission in the last five years is close to 1,000. When the sheer number of permits issued by the Commission is considered with staffing and travel budget reductions, it is understandable why it has not been feasible to consistently monitor permit conditions, especially those of complex projects. Because compliance with use restrictions of hotel condos is not externally visible and requires constant monitoring and the good faith of hotel management and the numerous owners of condo units, hotel condos present particularly difficult enforcement issues.

III. Analysis of Coastal Development Permit Conditions of Approval

Commission legal staff was asked to review and revise past special conditions placed on approved coastal development permits to insure that a hotel-condo functions as a visitor-serving project. In a memorandum to the Commission's Executive Director and Senior Deputy Director, legal staff developed conditions that addressed three primary areas of concern (Attachment 1).

First, the conditions seek to restrict condominium owners' use and occupancy of their units so that the units will function as hotel units rather than residences or vacation homes. Next, the conditions also seek to reduce the possibility of noncompliance by requiring that condominium owners and potential purchasers be given notice of the restrictions and legal responsibilities. Lastly, the conditions establish the recordkeeping, reporting and auditing requirements that will assist the Commission with identifying violations and enforcing the restrictions.

In addition legal staff addressed the reality of limited staff time available to monitor condo-hotels to insure these developments remain available to the public. The conditions addressing recordkeeping and reporting include a new provision not previously contained in any prior approved coastal development permit, which is a requirement that the hotel owner-operator retain an independent auditor to regularly review records and audit compliance. Legal staff also noted that the restrictions on use and occupancy present an enforcement challenge for the Commission because the number of units involved and the fact that the restrictions relate to use and occupancy make it difficult for Commission staff to know whether owners are complying with the restrictions and make enforcement more complicated.

IV. Local Coastal Programs

The Commission has approved Local Coastal Program (LCP) policies in three instances that allowed for condo-hotels. All have been located in the central coast: Santa Cruz County, San Luis Obispo (unincorporated community of Oceano), and City of Pismo Beach. Different restrictions in terms of length of stay in the hotel-condo are allowed in all three LCPs (see chart below).

Table 1: LCP Jurisdictions With Hotel-Condo Policies

Jurisdiction	Area Covered	Maximum Annual Stay	Maximum Consecutive Day Stay
Santa Cruz County	Visitor Serving Districts	45 days per year	29 days consecutively
San Luis Obispo County	Unincorporated community of Oceano	84 days per year	29 days consecutively
City of Pismo Beach	Resort Commercial District	30 days per year	30 days consecutively

V. General Background

The following general background information is intended to answer questions and issues raised by the Commission with respect to overnight accommodations, such as: what is the projected demand; what are the national and state trends; what is the current supply, and what is the affordability of the existing stock?

What is the Potential for Increased Demand for Coastal Overnight Accommodations?

Staff was unable to find statistics on demand for coastal overnight accommodations. Absent a vetted study that quantifies the demand of visitors to stay overnight along the coast, population statistics that show increased population, also suggest an increase in demand to stay overnight somewhere along the California coast. In 2000, 77% of California's population, or just over 26 million people, lived in coastal counties, which represent 29% of the land (NOEP). California's population continues to grow, with 36 million people statewide in 2005 and a projected growth rate of another 7 to 11 million people by 2025 (CA PPIC, 2005). Between 2005 and 2025, populations are projected to increase by 45% in inland counties, compared to 17% in coastal counties. Despite these uneven growth rates, even by 2040, 60 percent of the state's residents will still live in coastal counties.

In order to put the ability to pay for overnight accommodations in perspective, the median household income for California residents in 2003 was \$48,440. Nine of the 16 coastal counties have median household incomes that are higher than the state median household income.

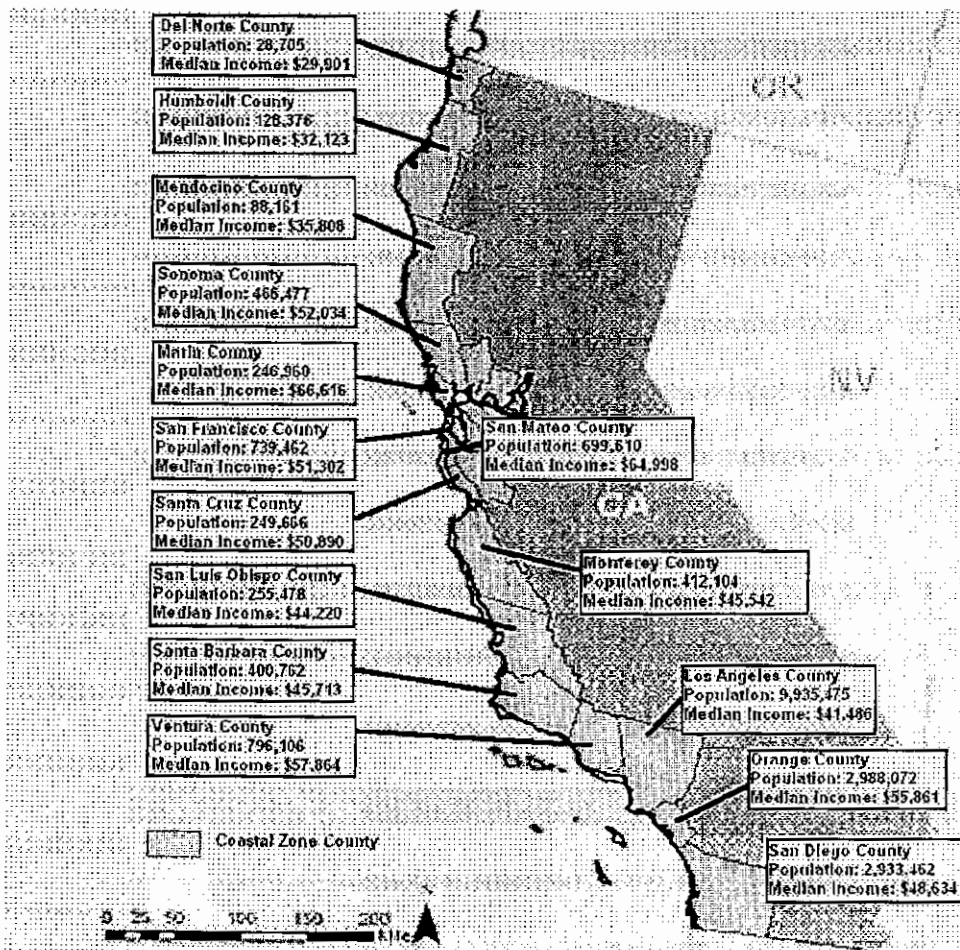


Figure 1: Population and Median Household Income by Coastal County

What is the National Trend of Overnight Accommodations as Compared to California?

There are more than 12,000 hotels, RV parks, and campgrounds in coastal counties nationwide, including the Great Lakes coast, available for residents and visitors seeking overnight accommodations along the coast (NOEP). Florida and California offer the most properties, with 2,178 and 1,742 respectively.

Table 2: 2005 Coastal County Accommodations for Florida, California and Nation-wide

2004 Coastal County Accommodations				
	Hotels/ Lodging	RV Parks/ Campsites	Total Properties	Coastal County Population
Florida	2,063	115	2178	17,397,161
California	1,678	64	1742	27,261,347
Nationwide	11,381	667	12048	110,888,430
Source: National Ocean Economics Project				

What are the California-Specific Overnight Accommodations and Their Relative Affordability?

Staff reviewed the total number of properties in the coastal counties and found information relative to the state's nine most sought after coastal visitor serving destinations. Out of more than 1,600 hotels, RV parks and campgrounds in California's coastal counties, only 134, or 7.9%, are low cost accommodations within the coastal zone (NOEP; Coastal Access Guide). The 134 low cost overnight accommodations include not only RV parks and campsites, but also lower cost hotels and hostels whose room rates are less than \$100 a night. The below Table 2 shows the average occupancy and room cost by county. On average all coastal counties exceed the \$100 per night affordable rate. Unfortunately data relative to overnight accommodations within the coastal zone, as opposed to the entire county, was not available.

California State Parks

California State Parks owns 1.5 million acres of land, with over 295 miles of ocean front property. Coastal state parks provide half of the total coastal land open to the public in California. 77 million people visited California State Parks in the 2004-2005 fiscal year. Nine of the 10 most visited parks in 2004 were along the coast.

Table 4: 10 Most Visited California State Parks in 2004-2005
*Bold Type Indicate the Park is Within the Coastal Zone

10 Most Visited State Parks in 2004-2005	
1.	Old Town San Diego State Historic Park
2.	Huntington State Beach
3.	Sonoma Coast State Beach
4.	Seacliff State Beach
5.	Bolsa Chica State Beach
6.	San Onofre State Beach
7.	Doheny State Beach
8.	Oceano Dunes State Vehicular Recreation Area
9.	New Brighton State Beach
10.	Malibu Lagoon State Beach.
Source: CA Parks	

State Parks Campsite Demand

The demand for campsites at California State Parks grew by approximately 13% between the years 2000 and 2005.

Table 5: California State Parks Family Campsite Reservations

California State Parks Family Campsite Reservations		
Year	2000	2005
Reservations	280,000	320,000
Source: CA Parks		

State Park Campsites

There are over 6,000 campsites within California's coastal zone. 25% of the campsites are in San Luis Obispo and 14% in San Diego. In 2005, camping fees in the California State Park system ranged from \$9 to \$25 per night for a campsite (CA Parks).

Table 6: Number of Campsites by County

California State Parks Campsites within the Coastal Zone			
County	# Campsites	County	# Campsites
Del Norte	312	San Francisco	16
Humboldt	229	San Luis Obispo	1,488
Los Angeles	258	San Mateo	205
Marin	140	Santa Barbara	377
Mendocino	444	Santa Cruz	396
Monterey	276	Sonoma	201
Orange	373	Ventura	610
San Diego	864		
Total Campsites within Coastal Zone: 6,173			
Source: CA Parks			

Non-Campsite Low Cost Overnight Accommodations: Crystal Cove State Park

The Crystal Cove State Park, located between Newport Beach and Laguna Beach, provides 13 low cost beach-side cottages for overnight visitors. There are 11 individual cottages that sleep between 4 and 9 people and range in price from \$115 to \$325 per night, or \$29 to \$36 per person per night. Rooms in the two dorm style cottages cost approximately \$25 per person per night.

Clear pent up demand for low cost beach-side accommodations in this area is seen in the reservation demand for Crystal Cove. 16,000 people tried to reserve a cottage on the first day for reservations, and within just a few hours the cottages were sold out for seven months (OC Register). The majority of visitors staying overnight at Crystal Cove came from Orange County and a few came from places such as Alabama and Chicago.

What are Region Specific Case Studies?

San Diego County

San Diego County has an overall population of 2,933,462 (US Census, 2005). The City of San Diego is California's second largest city with a city population of nearly 1.3 million in 2005. In 2005, more than 27 million people visited San Diego County, of which nearly 16 million stayed overnight (SDVCB). Approximately 40% of overnight visitors in 2005 were from California. San Diego County has over 70 miles of coastline along the Pacific with 11 public beaches.

In San Diego County, there are 452 hotels and lodging accommodations, with casinos and health spas adding another 82 (VisitCA). According to the 2003 California Coastal Access Guide, only 12 properties were low-cost accommodations. The average daily room rate in San Diego County for 2005 was \$122, with a peak rate of \$136 in July (SDVCB). The average occupancy rate for the same year was 72.3%, with a peak rate of 86% in July. *Note, as a general rule of thumb, properties need an annual occupancy rate of between 60% and 70% to break even.

Table 7: San Diego County Accommodations Summary for 2005

San Diego 2005 Accommodations Summary						
2005 Visitors	2005 Overnight Visitors	% Overnight Visitors in Hotels	Avg Occupancy Rate	Avg Room Rate	Total Properties	Low Cost Properties
27,151,000	15,800,000	55.1%	72.3%	\$122	452	12

*Source: San Diego Convention and Visitors Bureau

Newport Beach, Orange County

In 2003, there were just over 7 million visitors to Newport Beach, of which less than 1 million stayed overnight at Newport Beach accommodations. In Newport Beach, there are 16 hotel and motel properties, providing a total of 2800 guest rooms. Three of the 16 properties are classified as "Low Cost" accommodations (<\$100 per night), four are classified as "Mid-market", and nine are classified as "Luxury". The average occupancy rate in 2000 was 74.5%, with peak occupancy rates of over 80% in July and August. Orange County overall had an occupancy rate of 74.3% in 2005.

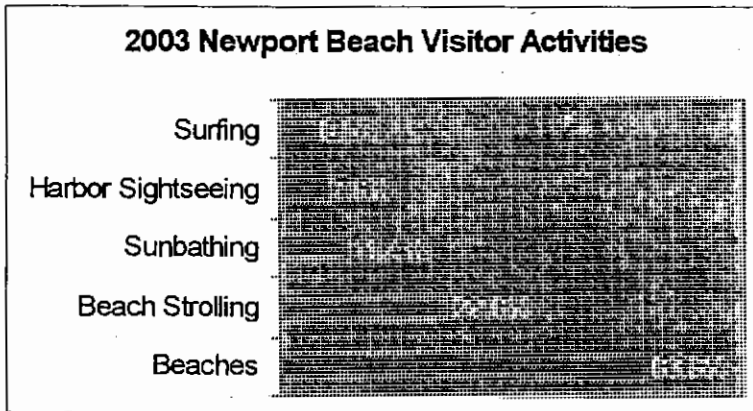
Table 7: Newport Beach Accommodations Summary for 2000

Newport Beach Accommodations Summary for 2000					
2003 Visitors	2003 Overnight Visitors	Occupancy Rate	Avg Room Rate	Total Properties	Low Cost Properties
7,058,440	869,440	74.5%	\$148	16	3

Source: Newport Beach General Plan Update

The results of a 1998 Newport Beach visitor use survey revealed an average of 1.57 million visitors per beach-mile between the Santa Ana River and Newport Harbor (Chapman, Hanemann & Ruud). For 1998, that means approximately 7.8 million people (residents and visitors combined) visited this stretch of beach. Also, in 2003, 63.5% of all visitors to Newport Beach made a trip to its beaches to enjoy beach-related activities.

Figure 2: Beach-Related Newport Visitor Activities in 2001



VI. Information Gaps and Next Steps

This workshop will be an important first step in educating the Commission, staff, and public about condo-hotels. Yet limited information was available to answer the many questions relative to the broader public policy issues invoked in this discussion. The below listed questions focus on areas where there are information gaps that have not been addressed by the workshop. Staff recommends that the Commission seek additional information on this important policy matter.

Information Gaps

- What is the supply/demand of coastal overnight accommodations by region and by cost?
- What will the cumulative effect be on the average Californian wishing to stay on the coast for vacation in terms of available and affordable overnight accommodations?
- What has been the effect over time on visitor use of the coast with less than eight percent of all coastal accommodations meeting the \$100 or less criteria of affordable?
- How should the Commission and local governments evaluate whether a region has adequate overnight accommodation supply to meet its current and projected demand?
- What is the demand for coastal access versus overnight accommodations, access along the shore, and visual access? (Could information be provided from an independent survey?)
- Region by region and statewide, is there a mix of economic levels of visitor serving uses throughout the coast?
- How can the Commission encourage and promote the development of lower cost visitor accommodations and other high priority uses?
- What kinds of partnerships are needed to address the apparent deficit in lower cost accommodations?
- Should LCPs provisions be amended to reflect standards requirements and mitigation needs for condo-hotels, given that they are not currently recognized as high priority visitor-serving uses in most LCPs?



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This package includes:

- 4-nights accommodations in one of the exclusive oceanfront cottage suites
- Personal butler service throughout stay
- Private limousine on demand
- Couples massage and bath butler service in your cottage
- Private dinner prepared by one of The Del's master chefs served fireside on your cottage oceanfront terrace
- Dinner at 1500 OCEAN in the private wine room followed by deserts and Veuve Clicquot, plus paraffin hand and foot treatments, on the spa terrace and vanishing edge pool
- Sunset sailing and dinner aboard a private yacht on San Diego Bay followed by an exclusive wine, cheese and chocolate tasting at ENO with the Wine Director/Sommelier
- Romantic candlelight dinner on the beach under a private tent with violinist serenading
- Private yoga session on the beach
- Private surfing lesson, kayak tour or sailing lesson
- Daily poolside, fully-stocked cabana rental at the exclusive Beach Village Pool
- Beach Village Cottage gourmet kitchen pre-stocked with favorite food and wine
- Plush Beach Village robes, luxurious spa products and Veuve Clicquot amenities

Rates start at \$25,000 for 4-night package

(Four night minimum stay required

Valid through December 22, 2008)

Taxes and \$25 daily resort charge not included

[Click here to check availability](#) or call 866-433-3030.

Rate shown is per package based on availability for double occupancy in a one-bedroom cottage. More than two guests may participate in package at an additional cost. NO substitutions to package elements. Offer subject to availability, some restrictions

apply. Not valid on holidays or for groups.

SUITE AND SAVORY PACKAGE



When you stay in the new exclusive enclave of Beach Village, the world is your oyster. There are a multitude of dining and culinary options and this package let's you choose the one that suites you best.

This package includes:

- Accommodations at Beach Village in a cottage or villa suite with your own private gourmet kitchen and greatroom
- \$500 dining credit per stay that can be used to...
 - Have a concierge stock your fridge for meals your way right in your own kitchen
 - Raid the mini-bar
 - Summon one of the resort's outstanding chefs to cook your meals
 - Enjoy fine dining in the private wine room at 1500 OCEAN
 - Sample the all new dinner menu at Sheerwater
 - Experience ENO, the new wine, cheese and chocolate sensation
 - Eat poolside or in a private cabana at Breezes Bar & Grille

Rates start at \$1350 per night

(Four night minimum stay required

Valid through September 1, 2008)

Taxes and \$25 daily resort charge not included

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Starting rate shown is per room, per night, based on double occupancy. Offer subject to availability, some restrictions apply. Not valid on holidays or for groups. Resort credit not applicable for room charges and may not be redeemed for cash.

BEST OF SAN DIEGO PACKAGE



This package includes:

- Accommodations in Beach Village
- Two adult 3-for-1 passes valid for unlimited admission to SeaWorld, the World-Famous San Diego Zoo and the Wild Animal Park for five consecutive days
- A special welcome gift

Rates start at \$500 per night

(4-night minimum stay required)

Taxes and \$25 daily resort charge not included

[Click here to check availability](#) or call 800-HOTELDEL.

Starting rate shown is per room, per night, based on double occupancy. Offer subject to availability, some restrictions apply. Not valid for groups. Resort credit not applicable for room charges and may not be redeemed for cash.

SEA & SPA PACKAGE



This package includes:

- Accommodations
- \$175 spa credit per stay

Rates start at \$890 per night from 6/1/08-9/2/08

Rates start at \$640 per nights from 9/2/08-12/31/08

(Two-night minimum stay required)

Taxes and \$25 daily resort charge not included

[Click here to check availability](#) or call 866-433-3030.

Starting rate shown is per room, per night, based on double occupancy. Offer subject to availability, some restrictions apply. Not valid on holiday weekends or for groups.

CELEBRATION PACKAGE



This package includes:

- Accommodations in a Cottage or Villa
- Complimentary bottle of Veuve Cliquot Yellow Label Champagne

Rates start at \$1100 per night

Taxes and \$25 daily resort charge not included

[Click here to check availability](#) or call 800-HOTELDEL.

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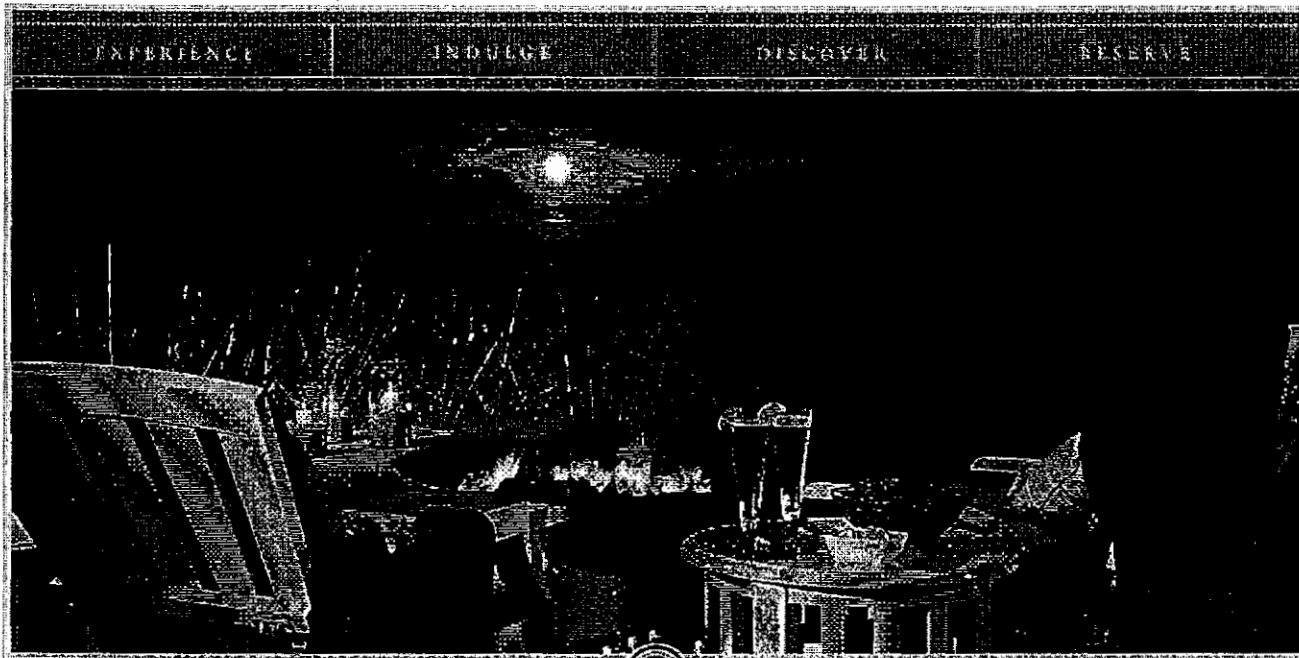


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(Four night minimum stay required

Valid through December 22, 2008)

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 - Eat poolside or in a private cabana at Breezes Bar & Grille

Rates start at \$1350 per night

(Four night minimum stay required

Valid through September 1, 2008)

Taxes and \$25 daily resort charge not included

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BEST OF SAN DIEGO PACKAGE



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- A special welcome gift

Rates start at \$500 per night

(4-night minimum stay required)

Taxes and \$25 daily resort charge not included

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(Two-night minimum stay required)

Taxes and \$25 daily resort charge not included

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Recreation and Visitor Serving Facilities

The Coastal Act places high priority on the protection and maximization of recreation and visitor serving land uses, including lower cost facilities. LCPs certified almost 20 years ago will have outdated information on visitor use and demand. As a result, your LCP may not reserve adequate areas and infrastructure capacity to meet current and projected recreation and visitor facility needs.

➤ **Overview: What should an updated LCP include?**

LCP policies should maximize access to recreation and visitor facilities as a priority use under the Coastal Act. There may be obvious areas of overlap with your Public Access component.

- Update the inventory and map of existing shoreline and near-shore recreational areas and facilities and support facilities (ex, beaches, harbors, parking lots/spaces, visitor commercial).
- Evaluate current information on the use of, and demand for, recreation areas and facilities. Has development authorized since certification adequately met the demand? Update estimates of future demand.
- Review existing areas designated for recreation and visitor facilities, especially oceanfront lands. Review patterns of development. Do visitor serving commercial uses remain a priority use over private residential, or general industrial and commercial land uses? Are there new measures available to ensure that such visitor uses will remain a priority use?
- Consider the need to designate and zone additional areas for recreation and visitor facilities to meet new estimates for population growth and projected demand.
- Are more areas for upland facilities needed to support expanded recreational water use?
- Update the inventory and map of existing visitor accommodations (campground, RV parks, motels, inns), by type, capacity, ownership and price range. Consider expanding designated areas to ensure a range of affordable facilities.
- Update circulation/transportation facilities policies to increase alternative transportation and parking to serve recreational developments. If new development of affordable overnight accommodations is not occurring, means to travel to and/or park at the coast in order to recreate will become more critical.

Review the principal Coastal Act policies concerning recreation and visitor serving uses at Sections 30212.5, 30213, 30220 through 30224 and 30250 and 30250. These statutes can be found at: <http://www.coastal.ca.gov/coa/statc.pdf>.

**CCC LCP Update Guide
Recreation & Visitor
Serving Facilities**

- Update the LCP to identify future public agency acquisitions, development or redevelopment, and management of public recreation and visitor-serving facilities.

➤ ***What are some new issues in recreation and visitor serving planning and regulation?***

◆ **Condominium Hotels/Timeshares**

New development of overnight facilities that are owned as private residential units but managed as part of a hotel rental pool are a more recent development trend in the California coastal zone. This type of overnight accommodation has an untested track record in ensuring protection of public visitor-serving facilities as a priority use. The Commission has addressed this emerging trend for “condo hotels” (or other types of fractional ownership of overnight units) in a special workshop and several recent permits and LCP Amendments. The Executive Director has also issued interim guidance to local governments for addressing this trend: <http://www.coastal.ca.gov/legal/condo-hotels.pdf>

In updating the LCP if such uses are to be considered, it is critical to include adequate protections for visitor overnight uses in such developments, as well as mitigation of impacts to these priorities uses and prohibitions against converting existing hotel units to such residential uses. You can view workshop materials at <http://documents.coastal.ca.gov/reports/2006/8/W3-8-2006.pdf>

As this issue develops, new projects will be evaluated with whatever new information is available.

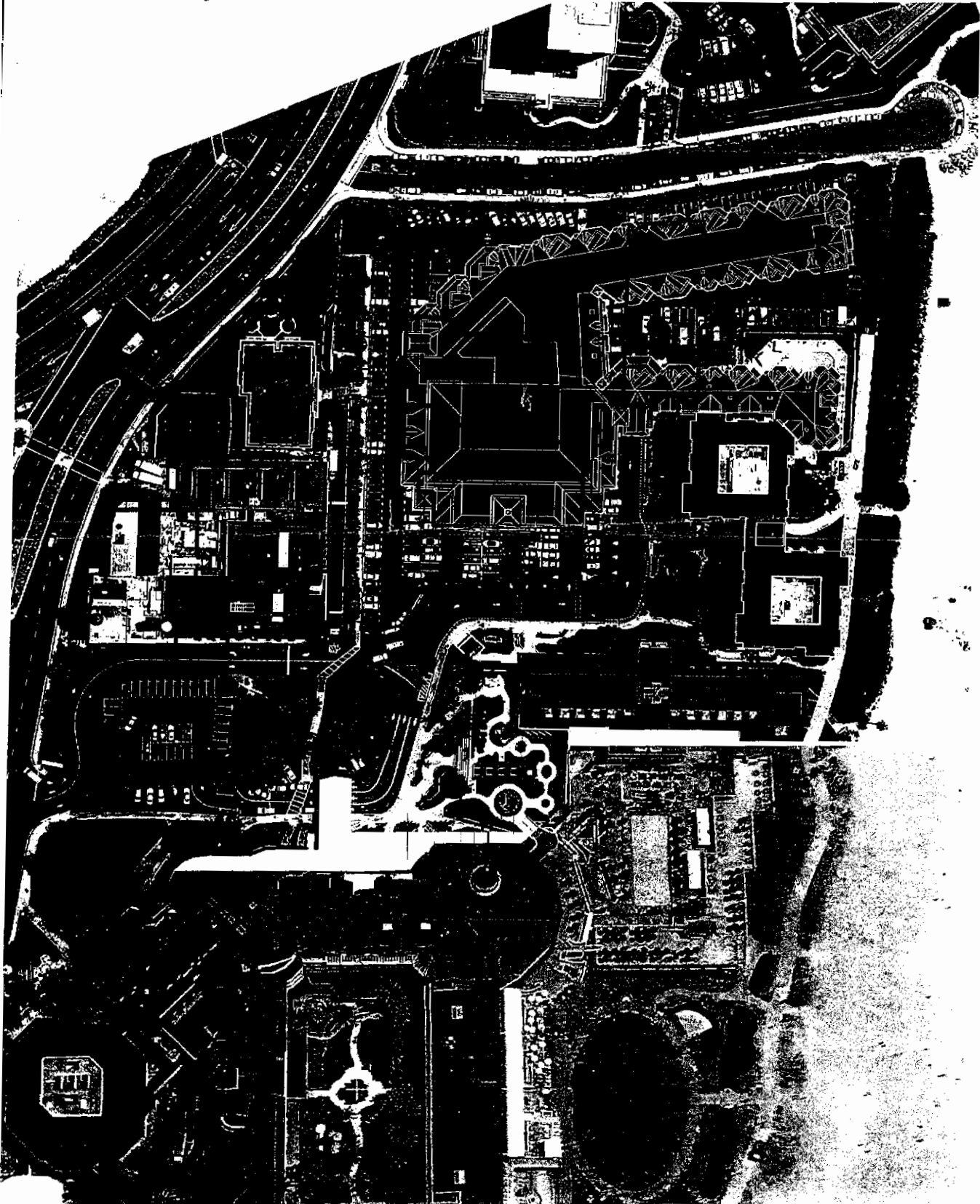
◆ **Recreational Facility Upgrades and Conversions**

A current trend along the coast is for property owners to propose upgrades or conversions of their overnight facilities. Such changes can result in narrower ranges in price and type of overnight accommodations including the loss of lower-coast visitor-serving facilities in the coastal zone. This problem is compounded by the fact that new development proposals are often for high-end hotels. As you update your LCP, go beyond designating appropriate areas for overnight accommodations. Include policies and standards to ensure an appropriate mix of accommodations over time. Mitigations for allowing luxury or higher priced accommodations could include construction or retention of lower cost facilities such as cabins, a tent campground or hostel, and more affordable hotel/motel developments.

ATTACHMENT D

PROPOSED BUILDINGS OVER AERIAL IMAGERY

(Outline of previously approved conference ctr. and south beach guestrooms shown in red
and previously approved conference ctr. superimposed on top of proposed conference ctr. shown in blue)
(5/6/08) - DRAFT



PUBLIC HEARING: CONSIDERATION OF A ONE LOT TENTATIVE SUBDIVISION MAP FOR THE 1906 LODGE AT CORONADO BEACH TO ALLOW FOR UP TO SEVENTEEN (17) "FOR SALE" LIMITED TERM OCCUPANCY CONDOMINIUM UNITS AND ONE (1) RESORT FACILITIES UNIT FOR THE PROPERTY ADDRESSED AS 1060 ADELLA AVENUE AND LOCATED IN THE R-3 (MULTIPLE FAMILY) RESIDENTIAL ZONE (PC 10-07 TRANT MANOR, LLC)

ISSUE: Whether the City Council should approve the proposed Tentative Subdivision Map.

PLANNING COMMISSION RECOMMENDATION: That the City Council adopt the attached resolution (attachment 1) approving the proposed Tentative Subdivision Map with findings and conditions.

FISCAL IMPACT: The restoration of the historic building and improvements to the project site will result in increased property tax earnings and Community Development Agency tax-increment revenues. Revenues will also increase if the units are sold for limited term occupancy condominium units. Additionally, the operation of the 1906 Lodge will generate Transient Occupancy Tax (TOT) revenues to the City.

STRATEGIC PLAN IMPACT: The project may help to fulfill the following objectives of the Strategic Plan:

1. Preservation and Heritage Objective: *"Increase citizen and City support of efforts to protect Coronado's heritage."*
2. Community Appearance: *"Maintain the pleasing aesthetic quality of the City."*

CITY COUNCIL AUTHORITY: Approval of a Tentative Map is considered to be an administrative decision ("quasi-adjudicative"). Administrative decisions involve the application of existing laws or policies to a given set of facts. Findings are required to be made in any administrative decision and it is the administrative act to apply these findings to a specific parcel of land and the findings must conform to what is required by applicable law or local ordinances. If challenged, generally, the court will look to the administrative record to determine whether the evidence or findings support the decision, or whether the City Council decision was arbitrary or capricious.

Findings that require the disapproval of a tentative map include the following: (1) that the proposed map is inconsistent with applicable general and specific plans, (2) that the design or improvement of the proposed subdivision is inconsistent with applicable general and specific plans, (3) that the site is not physically suitable for the type of development, (4) that the site is not physically suitable for the proposed density of development, (5) that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat, (6) that the design of the subdivision or type of

8c

improvements is likely to cause serious public health problems, or (7) that the design of the subdivision or the type of improvements will conflict with public easements.

The City Council's authority to act upon tentative maps is also addressed under the Coronado Municipal Code Subdivision Ordinance section 82.50.120 and the State Subdivision Map Act section 66452.2. These regulations require that the City Council approve, conditionally approve, or disapprove the tentative map within 30 days of the Planning Commission's decision.

PUBLIC NOTICE: Notice of the Planning Commission meeting and the City Council public hearing was mailed to all property owners within a 300 ft. radius of the property and published in the *Coronado Eagle and Journal* on September 10, 2008 (see attachment 6).

CEQA DETERMINATION: Categorically Exempt Class 1, Section 15301 regarding Existing Facilities. Project does not result in physical changes or expansion of use to the previous approved project.

BACKGROUND: Trant Manor, LLC is the owner of the property located at 1060 Adella Avenue. The property has frontage along A Avenue, Adella Avenue and Ynez Place. The site contains approximately 13,000 square feet and includes the historic two-story "Trant Manor" building currently being restored, a subterranean basement containing parking, conference rooms, laundry facilities, mechanical equipment and on-site manager's living quarters, and a new two-story structure surrounding the historic lodge. The property is zoned R-3 (Multiple Family) Residential and is surrounded by properties zoned R-3 containing multiple family residential development with the exception of properties to the east which are zoned R-1A (Single Family) Residential and contain single-family residential development.

On October 18, 2005, the City Council adopted Resolution No. 8097 (see attachment 4) approving a Special Use Permit and Parking Plan to allow for the continued operation of a boarding house with transient occupancy in the historic structure and additional guest rooms in the new building. Six guest rooms are located in the historic building and an additional eleven guest rooms are in the new building. The restored and redeveloped site will be called "*The 1906 Lodge at Coronado Beach.*"

ANALYSIS: On August 13, 2007, Trant Manor, LLC filed an application for a one-lot Tentative Subdivision Map per Chapter 82.50 of the Municipal Code. Dave Gillingham is the owner's representative with the application. On September 2, 2008, the City determined the application was complete and ready for processing. The Planning Commission reviewed and recommended approval of the Map at its September 23, 2008 meeting (see attachment 3 for Planning Commission minutes). At the request of the owner, the City Council meeting was scheduled for the October 21, 2008, City Council meeting. All property owners within 300' of the site were notified of this hearing.

10/21/08

Written correspondence received regarding the proposed subdivision can be found as attachment 5.

The tentative subdivision map proposes up to 17 "for sale" limited term occupancy condominium units and one resort facilities unit. The map would allow each of the 17 units to be sold to an individual; however, the terms of the land division would limit the owner's use of the unit for short term occupancy purposes. The resort facilities unit would be owned by Trant Manor, LLC, or its successor, to manage the general operation and maintenance of all facilities on site that are not owned by the 17 owners. These facilities would generally include the subterranean basement, on-site landscaping, reflection pool, and first floor of the historic building containing the registration and common lounge and dining facilities.

The general operation of "*The 1906 Lodge at Coronado Beach*" will remain a transient occupancy use as previously proposed and approved. Transient occupancy means "*any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of 25 consecutive calendar days or less, counting portions of a calendar day as full days.*" The only change will be the form of ownership for the guest units. Each of the owners will have "limited terms of occupancy" for the guest units and adhere to the transient occupancy regulations. As noted in the condition of approval (#3), an owner or occupant will be limited to a maximum of 25 days in any 50-day period, and a maximum of 90 cumulative days per year.

When the units are not occupied by an owner, they will be made available to the general public. The owner has the option of renting it out themselves, through a rental agent, or the hotel's rental program; however, all reservations must be made through the Lodge management. All units will be subject to the City's transient occupancy tax, regardless of the unit being occupied by an owner, renter, or guest.

By definition and the restrictions imposed on the project by the conditions identified below, the proposed development is not and will not be permitted to be sold, or operated, as a timeshare. Timeshares have multiple deed owners to one unit for time intervals. The proposed units are permitted to have only one deed owner and are prohibited to operate, share, or be sold as anything resembling a timeshare. A number of additional conditions have also been imposed that require transient rental use as authorized by the Special Use Permit and to ensure the units operate and function just like standard guest units.

The subdivision map and proposed land use is consistent with the General Plan and Zoning Ordinance, complies with the State Map Act and the Coronado Subdivision Ordinance, and was approved, with conditions, by the Fire, Public Services, and Engineering departments.

The State Subdivision Map Act and Coronado Subdivision Ordinance provide authority to local agencies to impose conditions on approval of subdivisions. The subdivider can

10/21/08

be required to dedicate land to public use, make public improvements, pay required fees, or be subject to other conditions as needed to mitigate the adverse impact of the subdivision on the community; to provide governmental services to subdivision residents; and to implement the requirements of the local general plan. Examples include such improvements as undergrounding utilities, replacing portions of sidewalks or alleys and protecting or planting trees. Many of these conditions were required when the Special Use Permit was approved for the project and are included with the subdivision map request as well.

am/trantmanor/ccstaffreportpc10-07 map

Submitted by Community Development/McCaul

Attachments:

1. Resolution
2. Proposed Map and Application submittals
3. Planning Commission minutes
4. City Council Resolution No. 8097, minutes and Special Use Permit staff report
5. Miscellaneous Correspondence received from Public
6. Public Notice

CM	ACM	AS	CA	CC	CD	CDA	F	G	L	P	PS	R
<i>MP</i>	JFB	NA	MLF	NA	TP	NA	NA	NA	NA	NA	NA	NA

10/21/08

- Term Occupancy Condominium Units will be required to be transient as specified in the Coronado Municipal Code and conditions below;
2. That the design and improvement of the proposed subdivision are consistent with the Coronado General Plan and Zoning Ordinance in that the design provides sufficient lot area and street access for proper development;
 3. The proposed Limited Term Occupancy Condominium Units will not be incompatible with or have a harmful effect on surrounding residences, buildings and uses;
 4. There are adequate public facilities, services and utilities to serve the proposed use;
 5. That the Limited Term Occupancy Condominium Units will be available for rental by non-owners (as conditioned below);
 6. That the proposed Limited Term Occupancy Condominium Units will provide increased property and transient occupancy taxes (TOT) and as conditioned below TOT is required to be paid to the City every night a unit is occupied, regardless of owner or guest use;
 7. That the design of the subdivision and the proposed improvements, with conditions, are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat in accordance with the California Environmental Quality Act (CEQA);
 8. That the design of the subdivision and the type of improvements are not likely to cause serious public health problems; and
 9. That the Tentative Map meets all the requirements of the Subdivision Map Act and the Coronado Subdivision Ordinance and was approved, with conditions, by the Fire, Public Services, and Engineering departments.

BE IT FURTHER RESOLVED that the approval is subject to the following conditions:

Conditions:

These terms or conditions shall run with the land and be perpetual, and it is the intention of the City of Coronado ("City") and the existing property owner ("Owner") to bind all future owners and possessors of the subject property (including each Unit Owner, as hereinafter defined) to the following terms and conditions:

1. Owner shall insure that all development is consistent with and complies with all conditions of the following documents or permits, or as amended from time to time:
 - a. Resolution #8097 adopted by the City Council on October 18, 2005, approving a Special Use Permit and Parking Plan for the operation of a Boarding House at 1060 Adella Avenue, and allowing a portion of the City right-of-way below grade for parking, mechanical and elevator equipment; and approving modifications to the intersection of A Avenue and Ynez Place and creation of two small pocket parks;
 - b. Resolution #4-05 approved by the Planning Commission on September 27, 2005, approving a Coastal permit for the project;
 - c. Covenant Regarding Real Property: Special Use Permit dated December 16, 2005, and recorded as document number 2005-1082092;
 - d. Covenant Regarding Real Property and Landscape Maintenance dated September 20, 2007, and recorded as document number 2007-0616183;

- e. Encroachment Permit # 1-06 approved by the City Council authorizing private improvements in the public right-of-way;
 - f. Resolution HR #33-05 approved by the Historic Resource Commission on August 17, 2005, designating the Trant Manor Lodge as a historic resource;
 - g. Covenant Regarding Real Property and Historic Designation dated March 29, 2006, and recorded as document number 2006-0217196;
 - h. Resolution HR #36-05 approved by the Historic Resource Commission on September 7, 2005, authorizing alterations to the building and site including relief from zoning standards pertaining to setbacks and on-site parking for employees;
 - i. Resolution HR #4-06 approved by the Historic Resource Commission on January 18, 2006, authorizing amendments to the previously issued alteration permit;
 - j. Resolution HR #18-06 approved by the Historic Resource Commission on June 21, 2006, authorizing modifications to the previously approved alteration permit;
 - k. Resolution HR #36-06 approved by the Historic Resource Commission on September 20, 2006, authorizing amendments to the previously issued alteration permit;
2. Prior to the recordation of the Final Subdivision Map Owner shall submit three copies of the proposed covenants, conditions, and restrictions ("CC&Rs") for the subject condominium units to City of Coronado's Director of Community Development for approval, which when approved by City shall be recorded against all such individual condominium unit property titles;
3. Owner shall comply with the following and include in either the CC&Rs or other covenants recorded against the property:
- a. No section of the approved CC&Rs or other covenants related to conditions of the documents referenced under the above condition number 1 or any other conditions of approval of the subject Tentative Subdivision Map, shall be revised or amended without first obtaining approval from City of Coronado's Director of Community Development and Trant Manor, LLC or its successors;
 - b. No Limited Term Occupancy Condominium unit or guest room other than the on-site management living quarters, shall be occupied and used except for short term resort occupancy purposes by the owner of the Units (the "Unit Owners") or other occupants and their social guests, and no trade or business shall be conducted therein other than as consistent with the approved Special Use Permit;
 - c. Use and occupancy of the Limited Term Occupancy Condominium Units or guest rooms shall be for short term occupancy, with occupancy by the same person or persons limited to not more than twenty-five (25) consecutive days, except that Unit Owners shall be allowed to occupy a Unit up to a total of ninety (90) cumulative days per calendar year, provided the Unit Owner shall not exceed 25 consecutive days of occupancy at any one time. All such Unit Owners are further limited to a maximum 25 day use within any immediately preceding 50 day time period. If a Unit has more than one Unit Owner, the

25 consecutive day, 25 day within a 50 day period, and 90 day in the aggregate, occupancy limits shall apply to the Unit, and the 25 consecutive day, 25 day within a 50 day period, and 90 day in the aggregate, occupancy limitations shall constitute limitations on the aggregate use of the Unit by all of such Unit Owners;

- d. No Unit or any portion thereof shall be leased, subleased, occupied, rented, let, sublet, or used for or in connection with any time sharing agreement, plan, program or arrangement, including, without limitation, any so called "vacation license," "travel club," "extended vacation," or other membership or time interval or fractionalized ownership arrangement. The term "time sharing" as used herein shall be deemed to include, but shall not be limited to "time-share project" as that term is defined in California Business and Profession Code, or any agreement plan, program, or arrangement under which the right to use, occupy or possess a Unit, or any portion thereof rotates among various persons, either corporate, partnership, individual, or otherwise, on a periodically recurring basis for value exchanged, whether monetary or like kind use privileges, according to a fixed or floating interval or period of time, provided, however, the foregoing restrictions shall not prohibit or preclude various persons either individually or through ownership of a legal entity, from acquiring, using, occupying, or possessing a Unit together for their own account and not as part of a business arrangement formed to operate a time-share, travel club, vacation license, extended vacation, or other form of shared use arrangement;
- e. The Project and all of its Units shall be operated as a boarding house with transient occupancy with common spaces and common facilities with a central lobby and front desk check-in, daily linen and cleaning services, and central guest registration with management available on a 24-hour basis;
- f. All Units shall be subject to and available for renting to the general public when not occupied by a Unit Owner. Unit reservations shall be managed and staffed through Trant Manor, LLC, or its successor, or designated operator. Trant Manor, LLC, or its successor or designated operator shall be responsible for performing and coordinating the following services which include but are not limited to: unit reservations, check-in and check out procedures, issuance of room key cards, control of room access (for both Unit Owners and guests), maid service and collection and remittance of transient occupancy tax (TOT). No Unit Owner shall directly or indirectly perform the services described above for any Unit.
- g. All occupants of Units, whether Unit Owners, renters, or guests, must check in with the front desk operated by Trant Manor, LLC, or its successor or designated operator, and use a coded card-key entry system, or similar system, operated by Trant Manor, LLC, or its successor or designated operator to assure security of the facility and to provide information regarding vehicular access to the subterranean garage and compliance with transient occupancy requirements of the City;

- h. All open space with landscaping and all landscape structures, including water features, sidewalks, and related structures shall be maintained by the Resort Facilities Unit owned by Trant Manor, LLC, or its successor;
 - i. The common open space of the Lodge building including but not limited to check-in, sitting and dining areas, kitchen and laundry facilities, driveway, parking and subterranean structure shall be maintained by the Resort Facilities Unit owned by Trant Manor, LLC, or its successor; and
 - j. If Trant Manor, LLC or its successor is not the owner's rental agent, or if the owner is acting without a rental agent, then the operator shall have the right, working through the owner or its designated rental agent, to book any unoccupied room to fulfill demand, at a rate similar to comparable accommodations in the lodge. The owner or an owner's rental agent may not withhold units from use. In all circumstances, the operator shall have full access to the condominiums' reservation and booking schedule so that the operator can fulfill its booking and management obligations hereunder;
4. All Units shall be subject to the City Transient Occupancy Tax each day of the year the Unit is occupied regardless if the Unit is being occupied by a Unit Owner, renter, or guest. Said TOT for Units occupied by an Owner shall be based upon and calculated at the average nightly rate for comparable lodging at The 1906 Lodge at Coronado Beach for managed room(s) paid by third party guests. Three months after the date on which occupancy of any Unit begins, and continuing on a calendar quarter basis thereafter, Trant Manor, LLC, its successor or operator shall submit to City an audit report indicating that the Project is in conformance with the City's transient occupancy tax requirements and the occupant use restrictions detailed above;
 5. Owner shall insure that all common areas and easements, contained within the boundaries of the subject Subdivision Map, be set forth and dedicated on the Final Map;
 6. Owner shall insure that no existing or future utility lines be permitted outside of the lot or private interest spaces (separate interest spaces or units) of which they serve unless located within a common area or an easement area approved by the City of Coronado;
 7. Owner shall underground all existing and future utilities to or across this tentative map site;
 8. Owner shall install all utilities, which are not possible to underground, such as back flow valves and transformers, on private property unless otherwise approved by the City and said utilities shall be screened from public view, at the direction of the City of Coronado;
 9. Owner shall underground all existing and future utilities to this site, with trench excavation and repairs complying with City Standards and applicable sections of the SDRSD;
 10. During construction then afterwards, Owner shall implement effective erosion control, sediment control, and water pollution prevention measures in accordance with the National Pollutant Distribution Elimination System (NPDES) and Coronado's Municipal Code Title 61 to prevent the flow of contaminants into the storm drain system;
 11. Owner shall install an oil separator in the underground garage;
 12. All runoff from the site must be directed to areas where it will percolate (either naturally or otherwise) before being discharged into the street;

13. During construction, owner must protect closest downstream storm drain inlet with gravel bags;
14. Temporary or permanent discharge of ground water into the storm drain system shall be prohibited. The disposal of groundwater extracted from the site into the City sewer system, if warranted, requires approval and a permit from the City's Engineering and Project Development Dept. The Owner shall pay for all associated expenses and pay for the cost of a processing fee charged to the City by the MWWD;
15. Owner shall assure that all work performed in the City right-of-way shall conform to the SDRSD and the City of Coronado Special Provisions and prior to construction shall be permitted through the Engineering and Project Development Department;
16. Owner shall plant, irrigate, and maintain a minimum of four 24" box Brisbane Box trees along the A Avenue side of the project and one minimum 24" Chinese Flame Tree along the Ynez Place side of the project. Owner can apply for a Street Tree Removal permit for the existing Brazilian Pepper on Ynez Place.
17. Owner shall provide an automatic irrigation system to all existing and proposed on-site and adjoining public property landscaping;
18. Owner shall install root barriers around all newly planted trees on public or private property which are within 10 feet of any public sidewalk, street or alley;
19. The pocket parks shall be landscaped and the design and layout plans shall be reviewed and approved by the Historic Resource Commission, Public Services Department and Engineering Department;
20. Owner shall be responsible for the construction of both pocket parks and ongoing landscape maintenance of the southern park per the landscape maintenance covenant Document #2007-0616183;
21. Owner shall provide an area on private property for the storage of recyclable materials to the satisfaction of the City of Coronado;
22. Owner shall be responsible for preparing the final design of the new curb and gutter and street configuration for the A Avenue and Ynez intersection including the angled parking on A Avenue and the final design shall be approved by the City Engineer;
23. Owner shall obtain an encroachment permit for all work proposed in the public right-of-way;
24. Owner shall enter into an agreement with the City regarding the maintenance responsibilities of all private improvements installed in the public right-of-way;
25. Owner shall be responsible for complying with Title 16.12 regarding Transient Occupancy Tax;
26. Owner shall install a NFPA 72 compliant fire alarm system;
27. Owner shall install a NFPA 13R compliant fire sprinkler system;
28. Owner shall provide the Fire Department with access to all common areas;
29. Owner shall provide proof of the ability of the project to deliver required fire flow based on square footage of building;
30. Owner shall be responsible to ensure automatic gates are equipped with an approved emergency key-operated switch, or other mechanism approved by the Director of Fire Services, at an approved location, which overrides all command functions and opens the gate(s);
31. All central station-monitored fire detection systems and fire sprinkler systems shall have an approved emergency key access box on site in an approved location. The owner shall

- provide and maintain current keys for the structure(s) for fire department placement in the box;
32. All exterior doors shall be wood or steel. Each guest room door shall be equipped with a single-cylinder dead bolt, heavy duty striker plate and 190% viewer or peep hole;
 33. Owner shall install building identification and/or addresses on the building so as to be plainly visible from the street; color of identification and/or addresses shall contrast with the background color;
 34. Owner shall assure that the storage of materials or containers (other than for refuse purposes with a permit) shall not be allowed in the public right of way during the course of this project;
 35. Owner shall stripe and provide wheel stops for all off-street parking spaces in accordance with the Coronado Municipal Code;
 36. Owner shall clearly mark and label any compact parking spaces in accordance with the Coronado Municipal Code;
 37. Owner shall at all times provide the required number of off-street parking spaces and said spaces shall have the minimum dimensions and maneuvering aisle widths in accordance with the Coronado Municipal Code;
 38. Owner shall underground all existing and future utilities to or across the subject site;
 39. Owner shall remove the existing curb cut and driveway approach on A Avenue and replace with new curb and gutter in accordance with the City of Coronado's adopted standards after all site utility work has been completed;
 40. Owner shall install new curb, gutter and sidewalks along the entire perimeter of the property including A Avenue, Ynez, and Adella Avenue frontages;
 41. Owner shall install a wheel chair ramp within the public right-of-way adjacent to the property to meet ADA requirements;
 42. Owner shall assure that a minimum of three feet of clearance shall be maintained between vehicular ingress and egress areas and any obstruction, e.g., utility poles, hydrants, trees, etc. The relocation of any of these items to obtain the needed clearances shall be the sole responsibility of the Owner.
 43. Owner shall provide exterior lighting to adequately illuminate the perimeter of the building and parking facility. In areas of entrances and exits, the illumination level shall be raised and all fixtures shall be out of reach of vandals. Exterior bulbs shall be covered with shatter resistant covers and timers or motion detectors shall be provided;
 44. Owner shall have a California licensed land surveyor install survey monuments at all property corners with locations indicated on the final subdivision map and any monuments disturbed during construction shall be replaced by a licensed land surveyor at Owner's expense;
 45. In accordance with sections 66495 and 66496 of the State Subdivision Map Act, Owner shall have a California licensed land surveyor install monumentation for a minimum of one exterior boundary line of the subject parcel prior to Final Map recordation. Interior monuments need not be set at the time the map is recorded so long as the engineer or surveyor certifies on the map the monuments will be set on or before a specified later date, and if Owner furnishes to City security guaranteeing the payment cost of setting such monuments;
 46. Owner shall assure that all aspects of the proposed development are in compliance with all current and future water quality requirements as set out in Coronado's Municipal

Code Title 61 'Storm water and Urban Run-off Management and Discharge Control' and State and Federal requirements;

47. If the above conditions have not been completed and accepted in accordance with standards established by the City prior to approval of the Final Map then the subdivider shall enter into a secured agreement with the City for 150% of the estimated cost of constructing the improvements and performing the conditions before the Final Map is approved. Said agreement shall be prepared and recorded with the County Recorder's Office. Unless otherwise agreed between City and Owner, if the above conditions are not completed prior to approval of the final map and a secured agreement is approved, all of the above conditions shall be completed to the satisfaction of the City of Coronado prior to any newly constructed building permit being finalized or occupancy permitted.

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this _____ day of _____, 2008, by the following vote to wit:

AYES:
NAYS:
ABSENT:
ABSTAIN:

Tom Smisek, Mayor of the
City of Coronado, California

Attest:

Linda K. Hascup
City Clerk, City of Coronado

TENTATIVE MAP

SHEET 1 OF 1

LEGAL DESCRIPTION
LOTS 12 AND 13 IN BLOCK 6 OF CORONADO BEACH SOUTH ISLAND, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 376 FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, AND THE DESCRIBED TRACTS BEING THE ENTIRETY OF SAID LOT 12, AND THE ENTIRETY OF SAID LOT 13.

ASSESSOR'S PARCEL NUMBER
537-63-11

CONDOMINIUM NOTE
THIS MAP IS A TENTATIVE MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4136.01, SEC. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA CONSISTING OF SEVENTEEN (17) LIMITED TERM OCCUPANCY UNITS AND ONE RESORT FACILITIES UNIT.

OWNER/APPLICANT
TRANT MARCO, LLC
575 "C" AVENUE
CORONADO, CA 92118
PHONE: (619) 433-0145

DAVID R. O'LLINGHAM DATE

LOT INFORMATION
SUBJECT OF THIS MAP
LOT AREA = 12,385.785 S.F.
LOT TYPE = CONDOMINIUM USE

WATER SUPPLY
CALIFORNIA AIRPORT WATER COMPANY

FIRE PROTECTION
CITY OF CORONADO

SEWAGE DISPOSAL
CITY OF CORONADO

EXISTING & PROPOSED ZONING
C-3

SOURCE OF TOPOGRAPHY
ALBERT ENGINEERING, INC.

BENCHMARK
CITY OF CORONADO DRAIN USES MEAN SEA LEVEL

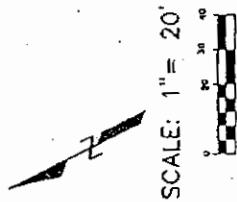
GRADING
NONE

EXISTING SITE NOTES
FILE NO. 2008-08755 O.R.
7. CITY OF CORONADO CONVEYANT RECORDING REAL PROPERTY TAXES PERMIT FOR FILE NO. 2007-0817281 O.R. EXACT LOCATION NOT DISCLOSED.

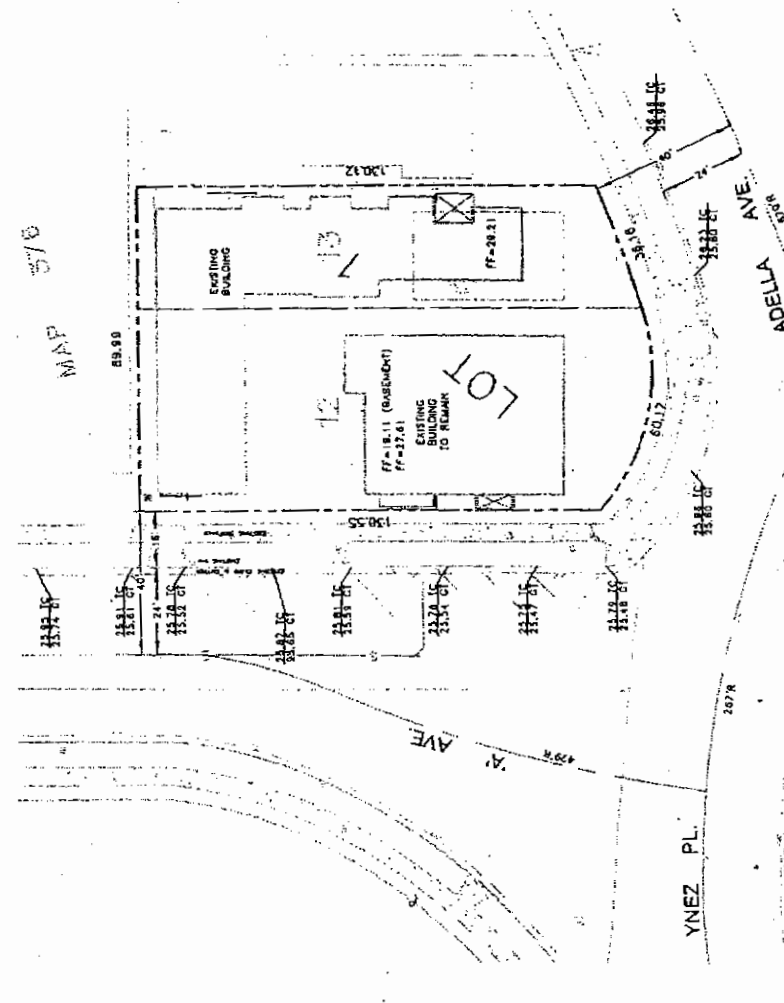
PREPARED BY:
ALBERT ENGINEERING, INC.

128 BROADWAY STREET
CORONA VISTA, CA 91910
TEL. (619) 420-0100
FAX. (619) 420-9139

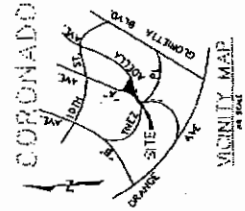
JAMES H. ALBERT, RCE 19073 DATE



1906 CONDO LODGE



SITE ADDRESS
1080 ADELLA AVENUE
CORONADO

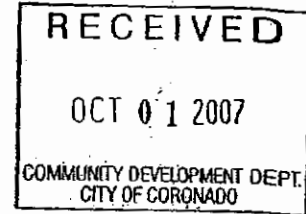


BMP/STORMWATER/DRAINAGE NOTE:

1. ALL IMPERVIOUS SURFACES SHALL DRAIN INTO LANDSCAPED AREAS.
2. ALL ROOF DRAIN DOWNSPOUTS SHALL DRAIN INTO THE LANDSCAPED AREAS BEFORE ENTERING THE SITE.
3. LANDSCAPED AREAS SHALL BE SLOPED TO DRAIN OFF THE SITE AND AROUND DOWNSPOUTS SET UP IN SUCH A MANNER AS TO PROTECT THE CLOSEST STORM DRAIN INLET.
4. CORONADO MUNICIPAL CODE AND CORONADO'S BMP CONSTRUCTION SPECIFICATIONS SHALL BE IN PLACE DURING THE GRADING AND CONSTRUCTION OF THE PROJECT.
5. THE PROPOSED BMP'S ARE APPROVED FOR USE ON A CASE-BY-CASE BASIS. ALL REASONABLE ATTEMPTS MUST BE MADE TO DRAIN PROPERTY BY GRAVITY/NATURAL ELEVATION FLOW FIRST. STRUCTURES SHALL BE CONSTRUCTED IN SUCH A MANNER (W/IMPACTS) THAT, ONCE THE STRUCTURE(S) IS COMPLETED, DRAINAGE IS NOT NECESSARY. ONCE DRAINAGE IS COMPLETELY FULFILLED.

Trant Manor, LLC
970 "C" Ave.
Coronado, CA 92118

September 27, 2007



Ms. Ann McCaull
City of Coronado – Community Development
1825 Strand Way
Coronado, CA 92118

Re: Tentative Parcel Map for 1906 Lodge

Dear Ann,

I received your letter response dated September 7, 2007 to our request for a Tentative Parcel Map for the 1906 Lodge. Thank you for taking the time to respond to our request in such a detailed manner. Your guidance through the evolution of this project has been invaluable.

I would like to once again emphasize that the sale of some of the units in a condo-lodge arrangement is driven by the challenging financial requirements of historic rehabilitation and underground parking. We anticipate that the change in ownership arrangement will be "transparent" to our neighbors and the City. Our vision for the 1906 Lodge remains the same. Not only will guests enjoy the historic building, our new guest suites will be themed around Coronado's past. We believe that we will attract new visitors who are particularly interested in our city's wonderful heritage.

Your questions are shown in bold type below and our responses immediately follow each question:

1. The property is located in the R-3 zone and was approved via a Special Use Permit as a Lodging House with transient occupancy. The tentative map proposes an 18-unit condominium project. Eighteen condominium units exceeds the maximum number of units allowed on this parcel by 8. The map and current building plans should be reviewed to comply with the allowable density on the property of that is the proposal.

We understand that the property is in the R-3 zone and that we are operating under a Special Use Permit. Since what we propose does not change the use of the property, just the form of ownership, and since all units will be used for transient occupancy consistent with the SUP and will not be occupied by owners for more than a short period of time as described below, it is our view that the density provisions under the R-3 zoning ordinance should not apply to the Lodge. From the perspective of neighbors, casual observers and transient occupants, everything remains the same. The only real change will be ownership of some of the guest suites, with restricted usage rights as delineated in Attachments A and B to this letter.

2. Previous correspondence to the City dated July 23, 2007 indicated the owners were exploring the concept of a condo lodge with the intention of selling 11 of the 17 guest suites. It was indicated that the owners could stay in their units 25 days in a 50 day period and no more than 90 days annually. Is this still the concept proposal? Why doesn't the map allude to this type of ownership? Additionally, now it appears the entire site would be individually owned. Please Clarify.

Our concept for the Lodge remains as proposed in our July 23, 2007 letter. We hope to sell 11 of the 17 guest suites – the new construction portion of the property. The six guest suites in the historic Lodge will not be part of the marketing effort and are intended to remain under the ownership of Trant Manor, LLC. By retaining ownership of the 6 Lodge suites, Trant Manor will retain enough voting control to ensure that the Lodge is maintained and operated at the levels of quality we planned. Our proposed usage restrictions are shown in Attachments A and B, and are essentially the same restrictions as have been previously approved by the City. To address your question regarding future ownership of the site, each purchaser of a guest suite will own the area inside the unit itself but will not have an ownership interest in the land and buildings in which the guest suites are located or that make up the historic lodge building. Trant Manor will continue to own and control, and be responsible for the maintenance, preservation, repairs and rental operations of the Lodge buildings, improvements, parking areas, landscaping and other shared facilities.

3. If it is the intent to configure ownership in a similar manner as was completed by the Hotel del Coronado, a detailed written summary shall accompany the condominium map submittal outlining and detailing the condominium lodge operation.

It is our intent to configure the ownership and use restrictions in a similar manner as was done for the Hotel Del Coronado bungalows. See our response to item 2 above and the use restrictions and lodge operations set forth in Attachments A and B.

4. The condo plan application and map should identify the number of "limited term occupancy condo hotel units"; the number of "resort management units" i.e. space that would be owned by the management rather than individual owners; and number of "open space units" i.e. open space that would be managed/maintained by the management rather than individual owners.

We will submit a revised application or written supplement to the application for approval of the map in compliance with this request. See our response to item 2 above and the use restrictions and lodge operations set forth in Attachments A and B.

5. The condo plan application should provide a summary of the proposed operation with the condo plan in place. For example, number of units in the condo plan, number of units to be individually sold, the number of units to be continued to be operated as part of the lodge, the period of time an owner would be allowed to occupy the unit during the course of the year and the maximum number of consecutive days that would be allowed.

Please let me know if our response to item 2 above and the use restrictions and lodge operations set forth in Attachments A and B adequately addresses your concerns. If so, the revised application or supplement will include that information.

6. Would the units be available to the general public when not occupied by the owner? If this is the case, the owner would be required to enter into a unit management agreement for its unit with the Lodge to ensure coordination with Lodge operations. Would all occupants of the unit check in with the lodge?

It is our intent to make the suites available to the general public the great majority of the time. Other than the limited time an owner is permitted to occupy the guest suite (as detailed in Attachment B) all units will be available to the general public. All unit owners will be subject to recorded covenants and deed restrictions providing that all units must be used for transient occupancy and that all rental operations must be conducted by or through the Lodge owner or operator. Each unit owner will be required to enter into a unit maintenance agreement with the Lodge owner assuring that all reservations, maintenance, and day to day operations are integrated with Lodge operations. All occupants – owners or general public – will be required to check in with the Lodge.

7. The lodge or any portion of the project would not be allowed to be converted to time-share, full time occupancy condominiums, apartments, or any time of vacation club that differs from the approved limited occupancy project or that would preclude the units' use for transient rental.

We understand that timeshares and full time occupancy either as condominiums or as apartments will not be allowed. Our intent is to maintain the entire project as a transient occupancy lodge in accordance with the SUP and the recorded covenants.

8. Who would have the exclusive right to manage and operate the Lodge?

Trant Manor, LLC or its designated lodge manager, will manage and operate the Lodge.

9. All units shall be subject to the City's transient occupancy tax (TOT) ordinance including when the individual owners is occupying its unit since the owner's use constitutes a transient occupancy as defined in the City's TOT ordinance. On a quarterly basis, the Lodge would be expected to submit an audit report to the City indicating that the lodge is in conformance with the City's room occupancy requirements and the occupancy restrictions.

We understand this requirement, and are eagerly looking forward to adding to the City's General Fund!

10. Regarding on-site parking, will there be restrictions or assignments of the parking spaces to the individual units? Will the parking garage be part of one of the "open space unit"?

- We do not plan to offer the morning meal to non-guests, or to operate as a restaurant.
- Trant Manor LLC, or its successor or operator will have the exclusive right to manage the property and to conduct all rental operations of the Lodge.
- While in residence, owners will pay applicable transient occupancy tax based on the average nightly rate paid by the public for comparable rooms in the property.
- Should owners or their guests wish to be included in the morning breakfast, a "per person per day" fee will be charged.
- Owners will check in with the Lodge innkeeper to receive a key to the room and underground parking access. When not in residence, the owners will not have a key to their unit.
- Should owners wish to view their unit when not in residence, it will be at the convenience of the innkeeper or other Trant Manor LLC employees, and such access will not be available when a guest is occupying the unit.
- Owners will not have use of the shared facilities use areas when they are not occupying their units unless it is specifically requested and approved by Trant Manor LLC or the Lodge operator.

Attachment B

CERTAIN USE RESTRICTIONS

All units will be subject to the transient occupancy tax of the City for each day of the year the unit is occupied in accordance with the City's Transient Occupancy Ordinance, regardless of whether the unit is occupied by an owner or guest. Each unit will be occupied and used only for short term resort occupancy purposes by the owner or guest. Occupancy of a unit by the same person will be limited to not more than 25 consecutive days. An owner or guest will not occupy a unit more than 90 cumulative days during each calendar year and such occupancy will not exceed 25 consecutive days. No owner or guest will occupy a unit for more than 25 days within any immediately preceding 50 day period. If a unit is owned by more than one person, the restrictions on occupancy will apply to the unit and to all direct and indirect owners of the unit collectively. Each owner will make the unit available for transient rentals to the public when not occupied by such owner. The temporary key for each unit will be maintained by the Lodge owner or manager, who will be responsible for collecting transient occupancy taxes for all such units. No permanent key will be provided to any owner. The Lodge manager will collect from all owners and guests the transient occupancy taxes owed for such unit for every night that such unit is rented.

CERTAIN CONDITIONS TO TRANSFER

Each unit owner must enter into a Unit Maintenance Agreement. If an owner desires to transfer title to the unit to a new owner, the new owner must also execute a Unit Maintenance Agreement in substantially the same form as the one in effect at the time of and as a condition precedent to such proposed transfer; provided, however, that failure to comply with such condition will in no way annul or terminate the rights and duties under the Unit Maintenance Agreement in effect at the time of such proposed transfer and such rights will remain binding on the assigns and successors in interest of the unit.

EXHIBIT H TO COASTAL COMMISSION APPEAL

Brief History:

On August 27, 2002, the Coronado City Council approved issuance of a coastal development permit amendment for the Hotel Del Coronado Master Plan (CP 3-02), authorizing numerous changes and upgrades to the property, including an increase of 205 guestrooms, a 19,700 square foot conference center, relocation of the health spa and tennis courts, improvements to the southern and eastern facades of the main Hotel building, exterior improvements to Grande Hall, relocation of the Hotel driveway entrances, development of below-grade parking structures, landscape and walkway enhancements, an off-street bus drive and staging area off of R.H. Dana Place, and a total of 1,170 on-site parking spaces. That amended permit was not appealed.

On June 21, 2005, the Coronado City Council approved a tentative subdivision (Res. #8075) allowing for the conversion of 11 of the new cottages and villa hotel units into a maximum of 37 condominium units, a maximum of 2 open space condominium units, and up to 25 non-habitable management condominium units (lobby and maintenance areas). The tentative map was approved with a number of special conditions and limitations on use of the condominiums¹.

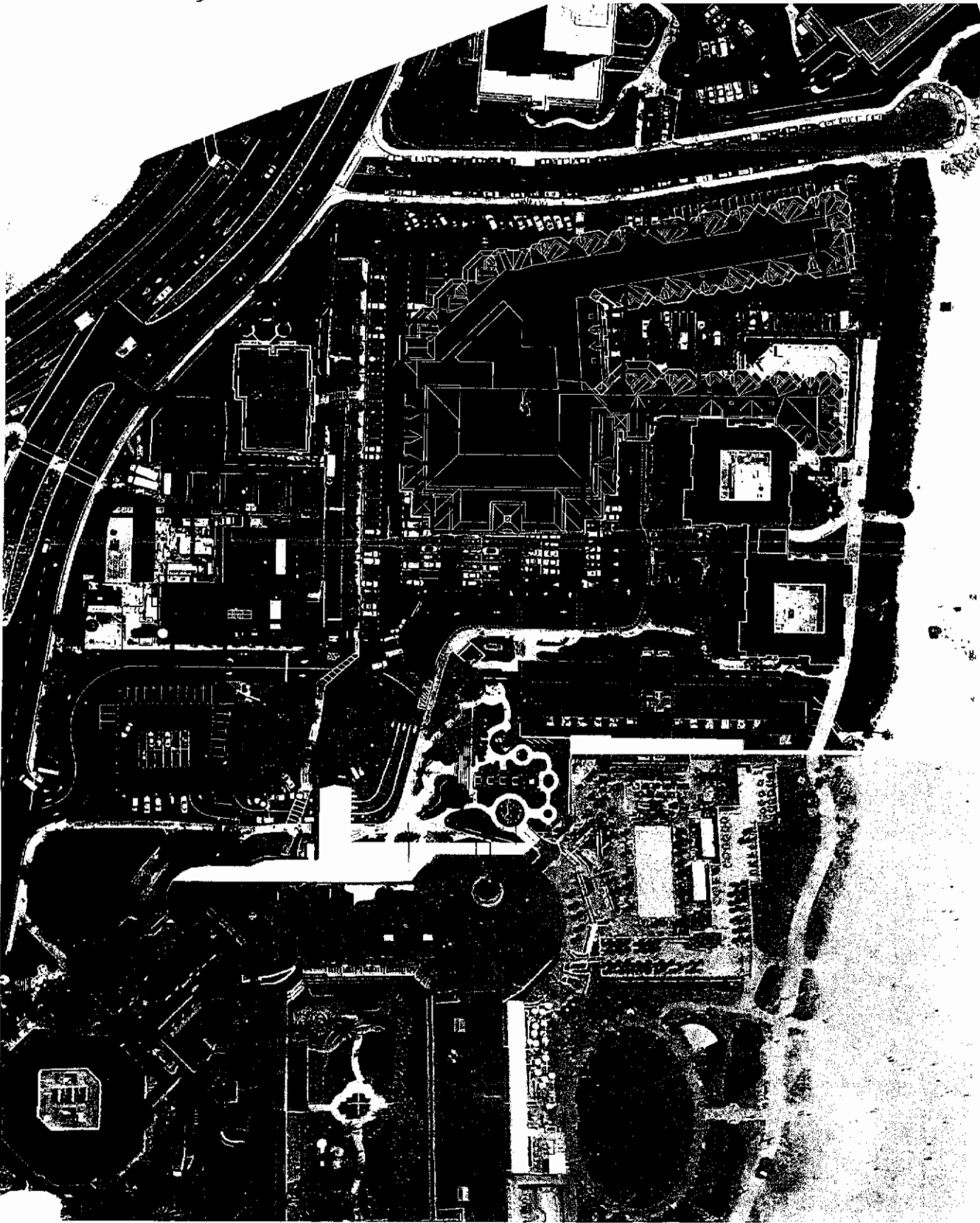
The City did not issue a new coastal development permit. Commission staff became aware of the City's action in March 2006, and the conversion to condominium hotels was considered by the Coastal Commission during the summer of 2006. Ultimately, in December 2006, the Coastal Commission approved the Coastal Development Permit for the Subdivision, including the conversion of previously approved units into condominium units with several special conditions. (APPEAL NO.: A-6-COR-06-46 ; APPLICANT: HDC North Beach Development, LLP)

A 2006 amendment to the Development Agreement between the Hotel and the City changed the construction sequence of one of the North Beach guestroom buildings and accelerated the timing of construction of specific private and public improvements required under the Development Agreement. The 2006 amendment also relieved the Hotel of the requirement to provide tennis courts.

¹ Occupancy by the same persons is limited to not more than 25 consecutive days, and unit owners are allowed to occupy a unit up to a total of 90 cumulative days per calendar year, not exceeding 25 consecutive days at any one time. Unit owners are further limited to a maximum of 25 days of use within any immediately preceding 50 day time period. In other words, owners can occupy units for up to 90 days in a year, which can be used in blocks up to 25 days at a time, but not more than 25 days of any 50-day period. In addition, all of the units are to be operated similar to a hotel with a central lobby and front desk check-in, daily linen and cleaning services. All units must be available for renting to the general public when not occupied by a unit owner. Units can only be managed and staffed through the adjoining Hotel del Coronado operations management, and the Hotel del Coronado operations management would have exclusive responsibility to manage all units.

ATTACHMENT D
PROPOSED BUILDINGS OVER AERIAL IMAGERY

(Outline of previously approved conference ctr. and south beach guestrooms shown in red
and previously approved conference ctr. superimposed on top of proposed conference ctr. shown in blue)
(5/6/08) - DRAFT



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RACHAEL E. KOSS
LOULENA A. MILES
ROBYN C. PURCHIA

OF COUNSEL
THOMAS R. ADAMS
ANN BROADWELL
GLORIA D. SMITH

January 22, 2010

By Email and U.S. Mail

Chair Bonnie Neely and
Honorable Commissioners
c/o Diana Lilly, Coastal Program Analyst
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Re: Withdrawal of Appeal of Coastal Development Permits for the Hotel
Del Coronado Project

Dear Chair Neely and Commissioners:

UNITE HERE Local 30 hereby withdraws its appeal of the City of Coronado's decision to issue two Coastal Development Permits for the Hotel Del Coronado project (#A-6-COR-08-098 and -99). Attached is a Joint Statement of Hotel Del Partners, LP and UNITE HERE Local 30 in this regard.

Thank you for your assistance with this matter.

Sincerely,



Tanya A. Gulesserian

TAG:bh

Attachment

cc: Graham Forbes
William Dodds

2244-085a



**JOINT STATEMENT OF
HOTEL DEL PARTNERS, LP
AND
UNITE HERE LOCAL 30**

January, 2010

Hotel Del Partners, LP and UNITE HERE Local 30 are pleased to announce that they have reached an agreement to resolve the outstanding issues raised by Local 30 before the California Coastal Commission concerning the 2008 Amended Master Plan in Coronado, California. Under this agreement, Hotel Del Partners, LP will implement measures to reduce greenhouse gas emissions in connection with the design, construction and operation of the Project. The Project will be designed and constructed to ensure that the new development will minimize risks to life and property from geologic hazards. The Hotel will offer to pay an in lieu fee to the California Coastal Commission for the provision of lower cost overnight accommodations within or in close proximity to the coastal zone. The Hotel will work with appropriate agencies and entities to identify locations for and to install signage marking the California Coastal Trail on Avenida del Sol to enhance public access to the coast.

Under this agreement, Hotel Del Partners, LP has agreed to the following measures:

A. Sustainable Features. The Hotel shall reasonably implement the following sustainable features in connection with the design, construction and operation of the 2008 Amended Master Plan.

1. Include a contractual provision in construction contracts for the 2008 Amended Master Plan which requires that contractors limit idling time on construction vehicles.
2. Administer a Transportation Demand Management program which will provide employees with information on the RideLink Rideshare Assistance Program and information to facilitate employee carpool match lists; designate a limited number of designated parking spaces as preferential for employee rideshare vehicles; and promote public transportation for employees by making available MTS bus route schedules and maps depicting local bus route service, and providing an employee bus pass incentive program with subsidized transit passes.
3. Provide bicycle racks in designated areas on the property.
4. Include LEED-accredited professionals on the design team for the 2008 Amended Master Plan to design buildings to increase energy efficiency.

5. Utilize high efficiency mechanical systems including HVAC systems with centralized monitoring and control systems (new conference center).
6. Provide operational exterior windows or doors in new guestrooms to reduce air conditioning use and utilize dual-paned windows with low-E for energy efficiency.
7. Provide trees and/or landscaped trellises in surface parking areas, and provide "green roof" on the flat area of the new conference center (with natural or man-made materials).
8. Provide low-flow auto-flush toilets and hands-free faucets with automatic shut-off in the new conference center and low-flow toilets and showers in the new guestrooms.
9. Utilize no- or low-VOC finishes, paints and stains (new conference center and guestrooms).
10. Endeavor to utilize materials with recycled content or which use rapidly renewable resources.

B. Fault Hazard Zone. The Hotel shall implement the following measures to ensure that the new development is designed to minimize risks to life and property from geologic hazards.

1. The Hotel shall increase the width of the designated Fault Hazard Zone across the 2008 Amended Master Plan development site from the no build zone set forth in URS' October 10, 2007 Final Report Fault Hazard Investigation, Hotel Del Coronado as follows and as depicted in the attached No Build Zone:
 - a. In the area of URS' Line C, in the southern portion of the site, the structural setback zone shall extend 30 feet to the west of URS' 10-foot fault zone, and 35 feet to the east of the fault zone, for a total "no-build zone" 75 feet wide.
 - b. In the area of URS' Line B, in the central portion of the site, the structural setback zone shall extend 20 feet west of URS' 10-foot fault zone, and 25 feet east of the fault zone, for a total no-build zone 55 feet wide.
 - c. In the area of URS' Line D, in the northern portion of the site, the structural setback zone shall extend 20 feet west of URS' 10-foot fault zone, and 30 feet east of the fault zone, for a total no-build zone 60 feet wide.
2. The Hotel shall obtain a structural engineering report prior to construction of the new conference center and guestrooms to ensure that the buildings are designed to minimize risks to life and property from geologic hazards through

compliance with the California Building Code and Seismic Hazards Mapping Act.

3. The Hotel shall immediately deliver the structural engineering report in paragraph 2 to Local 30.

C. Public Access: The Hotel shall implement the following enhancements to improve public access to coastal areas in connection with the design, construction and operation of the 2008 Amended Master Plan.

1. The Hotel and Local 30 acknowledge that the 2008 Amended Master Plan represents future phases of a multi-phased master plan development, which has already provided public benefits and public access improvements including the dedication of 2.1 acres of sandy beach, construction of the Paseo del Mar public beachfront walkway, and widened landscaped sidewalks around portions of the property with related street improvements and additional public on-street parking. In connection with the 2008 Amended Master Plan, the Hotel will provide the following additional public benefits and public access improvements:
 - Relocation and extension of the Paseo del Mar public beachfront walkway, providing improved views to, and access to the beach
 - Signalized intersection at Avenida del Sol and Orange Avenue with pedestrian crosswalk providing connection to the bay
 - Widened landscaped sidewalks along Avenida del Sol and related street improvements with new angled public parking, providing improved public access to the beach
 - Landscaped sidewalk for pedestrian access to the Historic Hotel along the new entry drive
 - Widened landscaped sidewalks along Orange Avenue from Avenida del Sol to the Historic Hotel del Coronado
 - Continued historic restoration of the Historic Hotel, a national historic landmark
 - \$1,000,000 cash contribution to the City of Coronado for the city's future construction of public improvements such as a public restroom facility along the coast
2. The Hotel shall offer to pay an in lieu fee of \$540,000 to be deposited in a fund to provide for lower cost overnight accommodations within or in close proximity to the coastal zone, as specified by the CCC.

3. Prior to construction of the 2008 Amended Master Plan improvements along Avenida del Sol, the Hotel shall work with the City, Coastwalk and Local 30 to identify locations for at least two signs marking the California Coastal Trail on Avenida del Sol and shall submit an application, if necessary, to the City of Coronado for the approval of the installation of the signs. If such application is approved by the City's legislative body, the Hotel shall cooperate with the City, Coastwalk and Local 30 in obtaining CCC approval for the installation of the signs.

With these additional measures, Local 30 is pleased to withdraw its currently pending appeal and to fully support the approval of the 2008 Amended Master Plan. Local 30 has also consulted with its geotechnical consultant, Earth Consultants International ("ECI"), regarding the modifications to the fault hazard zone and is in agreement that these modifications fully address the concerns raised in their previous correspondence (see ECI letter, attached). The Hotel and Local 30 request that the matter be heard by the Commission as early as possible.

Respectfully Submitted,

HOTEL DEL PARTNERS, LP

By:



Date:

1/20

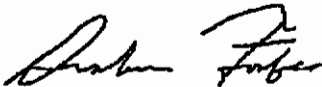
, 2010

Name: William J. Dodds

Title: Vice President, Development, Hotel del Coronado

UNITE HERE LOCAL 30

By:



Date:

1/19

, 2010

Name: Graham Forbes

Title: Research Analyst

See attached No Build Zone and ECI Letter



Project No.: 2812.03
January 12, 2019

To : Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, California 94080

Attention: Ms. Tanya A. Gulesserian

Subject: Minimum Fault Setback Zones for the Hotel Del Coronado Project, City of Coronado, California

Ms. Gulesserian,

At your request we have revisited the Hotel Del Coronado fault data to identify the minimum structural setbacks that in our opinion are necessary to comply with the Local Coastal Program requirements that a proposed development be designed so as to minimize the risks to life and property from geologic hazards. Our approach in developing these minimum setback distances was to identify the most likely location of the main fault and the secondary faults to the east that form a flower structure.

The width of the minimum structural setback zone varies across the site as follows, with all measurements made from the edges of the 10-foot wide zone established by URS:

- o In the area of URS' Line C, in the southern portion of the site, the structural setback zone should extend 30 feet to the west of URS' fault zone, and 35 feet to the east of the fault zone, for a "no-build zone" 75 feet wide.
- o In the area of URS' Line B, in the central portion of the site, the structural setback zone should extend 20 feet west of URS' fault zone, and 25 feet east of the fault zone, for a total "no-build" zone 55 feet wide.
- o In the area of URS' Line D, in the northern portion of the site, the structural setback zone should extend 20 feet west of URS' fault zone, and 30 feet east of the fault zone, for a total "no-build" zone 60 feet wide.

The structural setback would contain the main fault and flower structure. Secondary faults to the east and west (along URS' Line A) of the main fault zone that were not included in the structural setback (no-build zone) may experience a small amount of movement in the event of an earthquake, on the order of a few inches or less. Any movement on these secondary faults would be mitigated by structural design rather than avoidance, in accordance with the guarantees provided by the project's structural engineer. The project's structural engineer has indicated that the structure will be designed to accommodate these potential offsets. Any damage to the structure as a result of surface fault rupture or secondary fault movement, with attendant potential risk to the building's occupants, will be solely the responsibility of the structural engineer.

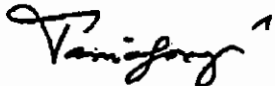
1642 E. Fourth Street ☉ Santa Ana ☉ California ☉ 92701
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Project No. 2812.03
January 12, 2010

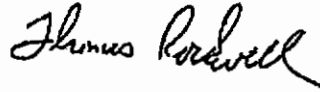
Thank you for the opportunity to assist you with this project.

Respectfully submitted,

EARTH CONSULTANTS INTERNATIONAL, INC.



Tania Gonzalez, CEG 1059
Vice-President



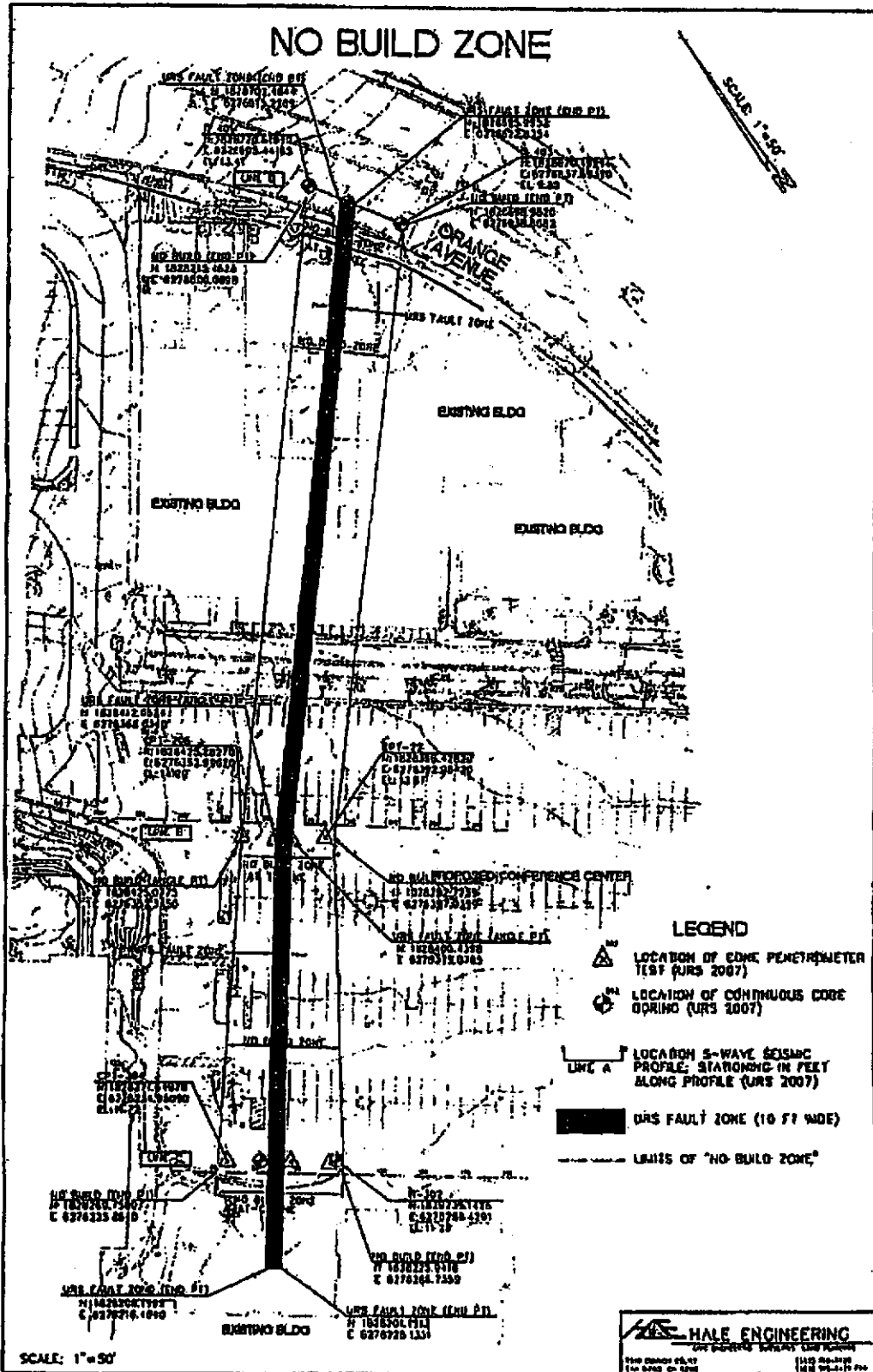
Thomas Rockwell, PhD
Senior Project Consultant

REFERENCES






- California Geological Survey, 2007 Interim Revision, Special Publication 42: Fault Rupture Hazard Zones in California - Alquist-Priolo Earthquake Fault Zoning Act and Index to Earthquake Fault Zones Maps, 42p. Available from <http://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>
- Degenkolb, 2009, Affects (sic) of potential secondary faulting on the proposed Conference Center with guest rooms; Degenkolb Job Number A9128005.PC, dated July 27, 2009.
- URS, 2007, Final Report, Fault Hazard Investigation, Hotel Del Coronado, Coronado, California; URS Project No. 27666007.JD000, dated October 7, 2007.
- URS, 2008, Review of "Preliminary Review of Fault Zone Location, Hotel Del Coronado, California," prepared by Earth Consultants International (ECI), October 1, 2008, Project No. 2812; URS Project No. 27666007.1000, dated October 6, 2008.

NO BUILD ZONE

SCALE: 1"=50'



LEGEND

-  LOCATION OF CONE PENETROMETER TEST (URS 2007)
-  LOCATION OF CONTINUOUS CORE BORING (URS 2007)
-  LOCATION S-WAVE SEISMIC PROFILE, STATIONING IN FEET ALONG PROFILE (URS 2007)
-  DPS FAULT ZONE (10 FT WIDE)
-  LIMITS OF "NO BUILD ZONE"

SCALE: 1"=50'

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SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200
FAX (415) 904-5400



20 May 2010

Letter of Correction

To: Diana Lilly, Coastal Program Analyst
From: Mark Johnsson, Staff Geologist
Re: Appeals A-6-COR-08-098 & 99 (Hotel del Coronado)

This letter is to correct an error in my Geotechnical Review Memorandum of 4 May 2010. On page 7 of that memo I provided the eastern limit of the Coronado fault zone as I identify it. Those numbers are incorrect; they are from an earlier draft made under a different set of assumptions. The correct eastern limit of the fault zone is as follows:

Line C: 46 feet east of the fault zone identified in reference (7)
Line B: 51 feet east of the fault zone identified in reference (7)
Line D: 30 feet east of the fault zone identified in reference (7)

I apologize for the confusion and any inconvenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Johnsson", with a long horizontal flourish extending to the right.

Mark Johnsson, Ph.D., CEG, CHG
Staff Geologist

EXHIBIT NO. 17
APPLICATION NO. A-6-COR-08-88 & 89
Commission Staff
Geologist Memos
California Coastal Commission

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
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4 May 2010

GEOTECHNICAL REVIEW MEMORANDUM

To: Diana Lilly, Coastal Program Analyst
From: Mark Johnsson, Staff Geologist
Re: Appeals A-6-COR-08-098 & 99 (Hotel del Coronado)

NOTE: This memo is a revision of my 30 April 2010 memo. That memo contained a typographical error on page 7. At two places on that page, reference was made to "CPT-14". That should read "CPT-24". Please replace the 30 April 2010 memo with this memo.

In connection with the above-referenced appeals, I have reviewed the following documents:

- 1) Kleinfelder, 2007, "Review of February 2, 2007 URS draft report", 5 p. third party fault hazard review dated 5 March 2007 and signed by S. Rugg (CEG 1651), R.E. Larson (GE 2027), and B. Hilton (CEG 2212).
- 2) URS Corporation, 2007, "Response to third party fault hazard review, proposed Hotel Del expansion, Coronado, California, URS Project No. 27666007.10000", 11 p. response letter dated 26 March 2007 and signed by D.L. Schug (CEG 1212).
- 3) Kleinfelder, 2007, "Additional comments from meeting of March 28, 2007", 3 p. third party fault hazard review dated 3 April 2007 and signed by R.E. Larson (GE 2027) and S. Rugg (CEG 1651).
- 4) URS Corporation, 2007, "Response to additional comments from meeting of March 29, 2007 and proposed plan for additional field explorations, Fault hazard investigation, Hotel Del expansion, Coronado, California, URS Project No. 27666007.10000", 5 p. response letter dated 16 May 2007 and signed by D.L. Schug (CEG 1212).
- 5) Kleinfelder, 2007, "Review of May 16, 2007 URS letter response", 1 p. review letter to Peter Fait dated 18 May 2007 and signed by R.E. Larson (GE 2027) and S. Rugg (CEG 1651).
- 6) Kleinfelder, 2007, "Review of September 14, 2007 URS final draft report", 2 p. third party fault hazard review dated 20 September 2007 and signed by R.E. Larson (GE 2027) and S. Rugg (CEG 1651).
- 7) URS Corporation, 2007, "Fault hazard investigation, Hotel del Coronado, Coronado, California", report dated 10 October 2007 and signed by D.L. Schug (CEG 1212).
- 8) URS Corporation, 2008, "Geology/seismicity update, Master Plan EIR, Hotel del Coronado", report dated 4 April 2008 and signed by D.L. Schug (CEG 1212).

- 9) Earth Consultants International, 2008, "Preliminary review of fault zone location, Hotel del Coronado, Coronado, California", 4 p. letter report dated 3 October 2008 and signed by E. Gath (CEG 1292), T. Gonzalez (CEG 1859), and T. Rockwell.
- 10) URS Corporation, 2008, "Review of: "Preliminary review of fault zone location, Hotel Del Coronado, Coronado, California", prepared by Earth Consultants International (ECI), October 1 2008, Project No: 2812, URS Project 27666007.10000", 2 p. letter to Kathy Breedlove dated 6 October 2008 and signed by D.L. Schug (CEG 1212).
- 11) Leighton Consulting Inc., 2009, "Review of preliminary review of fault zone locations, Hotel Del Coronado, Coronado, California by Earth Consultants International (ECI), dated October 3, 2008", 3 p. letter report dated 9 March 2009 and signed by R. Stroh (CEG 2099).
- 12) Kleinfelder, 2009, "Review of various consultants' letter responses, Coronado fault on Hotel Del site, Coronado, California", 4 p. review letter to Peter Fait dated 27 March 2009 and signed by S. Rugg (CEG 1651) and B.R. Bevier (GE 143).
- 13) SWAPE, 2009, 2 p. letter to Tanya Gulesserian dated 7 May 2009 and signed by M. Hagemann (PG).
- 14) URS Corporation, 2009, "Preliminary geotechnical evaluations, proposed conference center and guest rooms, Hotel Del Coronado, Coronado, California, URS Project 27666007.10000", 8 p. letter to Mike Haslett dated 8 July 2009 and signed by J.L. Nevius (GE 2825) and D.L. Schug (CEG 1212).
- 15) Degenkolb, 2009, "Affects [sic] of potential secondary faulting on the proposed conference center with guest rooms [Degenkolb job number A9128005.PO]", 2 p. letter to Bill Dodds dated 27 July 2009 and signed by C.D. Poland (SE 2336).
- 16) Jeffrey A. Johnson, Inc., 2009, "Finds [sic] and conclusions, fault investigation review, Coronado fault, Hotel Del Coronado, California", 6 p. letter report to William J. Dodds dated 31 July 2009 and signed by J.A. Johnson (CEG 981).
- 17) Roy J. Shlemon and Associates, 2009, "Coronado fault setback zone, Hotel del Coronado, Coronado, California", 4 p. technical assessment dated 27 August 2009 and signed by R.J. Shlemon (PG 2867).
- 18) Earth Consultants International, 2009, "Response to review letters from URS, Leighton Consulting, and Kleinfelder regarding our review of URS' report on faulting at the Hotel Del Coronado property, City of Coronado, California", 16 p. letter report to Tanya A. Gulesserian dated 8 September 2009 and signed by T. Gonzalez (CEG 1859) and T. Rockwell.
- 19) Degenkolb, 2009, "Proposed conference center with guest rooms -- Calculations supporting secondary faulting impacts [Degenkolb job number A9128005.PO]", 1 p. Letter to Bill Dodds dated 9 September 2009 and signed by C.D. Poland (SE 2336).
- 20) Kleinfelder, 2009, "Review of Earth Consultants response letter for URS, Leighton Consulting and Kleinfelder responses, Coronado fault at Hotel Del Coronado site, Coronado, California. Third party fault hazard review, A-P zone area of proposed Hotel Del Coronado expansion, Coronado, California", 5 p. review letter to Peter Fait dated 23 September 2009 and signed by S. Rugg (CEG 1651) and K.M. Crennan (GE 2511).

- 21) URS Corporation, 2009, "Responses to additional review comments, fault hazard investigation, Hotel Del Coronado, Coronado, California 92118, URS Project 27666007.10000", 3 p. letter to Kathy Breedlove dated 29 September 2009 and signed by D.L. Schug (CEG 1212).
- 22) Earth Consultants International, 2010, "Minimum fault setback zones for the Hotel del Coronado project, City of Coronado, California", 2 p. letter report to Tanya A. Gulesserian dated 12 January 2010 and signed by T. Gonzalez (CEG 1859) and T. Rockwell.
- 23) Degenkolb, 2010, "Affects of potential secondary faulting on the proposed conference center with guest rooms [Degenkolb job number A9128005.PO]", 3 p. Letter to Bill Dodds dated 28 January 2010 and signed by C.D. Poland (SE 2336).

I visited the subject site on 26 January 2009 and since then have met with both the applicant and representatives of UNITE HERE, and their respective consultants and agents on numerous occasions.¹ I also consulted with Chris Wills of the California Geological Survey, who was able to briefly review some of the documents above (most notably references 7 and 9). Mr. Wills was able to share with me his interpretation of the data in reference (7) as well as provide perspective on how the California Geological Survey would evaluate a fault hazard setback. My conversations with Mr. Wills were a follow-up of a visit that the Commission's Staff Engineer Lesley Ewing had with him on 25 September 2009, summarized in her memo to you dated 30 September 2009. Our discussion expanded on that earlier discussion between Mr. Wills and Ms. Ewing, and resulted in my recommendations below, which are somewhat different than the preliminary recommendations outlined in Ms. Ewing's 30 September 2009 memo.

This memo covers the consistency of the project with regard to the geologic hazard provisions of the LCP. Flooding issues, including wave inundation, storm surge, tsunami, and sea-level rise are covered separately in a memo prepared by the Commission's Staff Engineer dated 28 April 2009. The geologic hazards associated with the site are largely limited to seismic issues: ground shaking, liquefaction, and surface rupture of the Coronado fault, which traverses the site. Each issue is discussed separately below.

Ground shaking

The site is likely to be subjected to severe ground shaking due to an earthquake located on either the Coronado fault or any of several nearby faults in the Rose Canyon fault system. This situation is similar to many other locations in coastal California and can be adequately mitigated by adherence to the California Building Code. Site specific seismic design criteria are necessary and will have to be developed prior to construction. Accordingly, I recommend that, if the project is approved, a special condition be attached requiring a geotechnical report that specifies appropriate seismic design criteria per the California Building Code.

¹ The City's approval of this project was appealed to the Coastal Commission by a number of parties. UNITE HERE was the primary appellant to pursue questions about the adequacy of the proposed project's ability to minimize risks to life and property posed by the geological hazards on site. UNITE HERE has since withdrawn its appeal of this project.

Liquefaction and seismic-related ground failure

The site is underlain at depth by the Pleistocene-age Bay Point Formation. This formation is composed of fairly dense, but poorly consolidated, fine sand and silt, and is generally not considered to be subject to liquefaction because of its density. The unit is overlain, however, by 16 to 17 feet of beach sands (reference 7). These sands are cohesionless, poorly graded, and show low blow counts in Standard Penetration Tests (reference 7). In addition, reference (7) indicates that ground water was encountered at shallow depths (4.5 to 7 feet above mean sea level) in borings. Accordingly, both the applicants (reference 7) and appellants (reference 13) agree that liquefaction and lateral spread are a hazard for which mitigation is necessary. It is my understanding that the applicant intends to found the conference center on a mat foundation, both to mitigate for the liquefaction hazard and to resist buoyant forces from the shallow ground water table. I recommend that if the project is approved, a special condition be attached requiring submittal of final foundation plans, showing such a mat foundation, together with an evaluation of the final foundation plans by a geotechnical engineer to ensure that the liquefaction hazard has been properly mitigated.

Surface rupture of known and unknown faults

Summary of City Actions and Provided Information: As stated previously, the Coronado fault traverses the site. This fault has been defined as an active (Type B) fault by the State of California, and the site lies in an Alquist-Priolo Earthquake Fault Zone. As such, a fault hazard investigation is required under the Alquist-Priolo Act. The purpose of such an investigation is to accurately locate the fault and all its branches in order to ensure that no structure for human habitation will be placed across the trace of a known active fault. Because of the difficulty in assuring that all branches of a fault have been encountered, the Act further states that unless proven otherwise, the area within fifty feet of an active fault is presumed to be underlain by active branches of the fault. The fault investigation is used to determine (A) the location and width of the fault zone and (B) the appropriate setback from the identified fault zone. Reference (7) is the final report prepared for the applicant to comply with the Act.

Ideally, a fault hazard investigation will make use of multiple trenches through the younger materials at a site. In the trench, experienced geologists will be able to see if any of the soil or sediment horizons have been offset by faults, and materials in the soils and sediments can be dated by radiocarbon or other means to establish the timing of movement along these faults. The applicant has indicated that trenching was not attempted at the subject site because the applicant's consultants felt that the combination of sandy soils and a high ground water table would make the trenching difficult and dangerous. The City reviewers agreed. Instead, a series of transects of conventional borings and Cone Penetrometer Test (CPT) borings were performed. In addition, seismic reflection surveys along these transects were undertaken for imaging of sediment layers, and two-dimensional cross sections were obtained. These test results are presented in reference (7).

The City of Coronado was the lead agency under the Alquist-Priolo Act, and references (1), (3), and (5) represent third-party reviews of earlier drafts of reference (7). These reviews requested additional investigation in the form of additional CPT borings to extend the previous traverse lines, and to undertake an additional line in Orange Avenue, and these were undertaken and incorporated in the revised reference (7). In addition, references (1) and (3) questioned the adequacy of the originally proposed “no-build” setback (5 feet to the west of a ten-foot wide fault zone, and 20 feet to the east of the fault zone). Ultimately, reference (7) recommended 20 foot wide “no-build” zones on either side of a 10-foot wide fault zone, and reference (6) represents the third-party review concurring that this fault zone and the “no-build zone” would satisfy the requirements of the Alquist-Priolo Act. The City of Coronado then accepted the fault hazard study (reference 7) under the Act, and the EIR for the Master Plan was amended (reference 8).

The City action was appealed by several parties. Some of the appellants, including UNITE HERE, raised the issue as to whether reference (7) had accurately interpreted the data they had collected and opined that the “no-build zone” was not of sufficient width to satisfy the requirements of the Act. The matter was litigated, and it is my understanding that the City prevailed, but on procedural rather than technical grounds. That is, the court found that it must defer to the City in the evaluation of expert opinions; the court expressed no opinion on whether the applicants’ or appellants’ experts were more likely correct in their interpretation of the Coronado fault zone.

The same appellants appealed the Master Plan to the Commission, and among the grounds for the appeal raised by UNITE HERE was the same contention that the data in reference (7) could neither support the identified fault zone nor the setback recommendation. Although the Coastal Commission has no responsibility for administering the Alquist-Priolo Act, the Commission can use the provisions of the Act as guidance in determining if the LCP requirement that new development in areas of high geologic hazard be designed in such a way to minimize risks to life and property and assure stability and structural integrity, has been met.

Reference (9) represents UNITE HERE’s re-interpretation of the data in reference (7). In addition to identifying several possible faults both east and west of the main trace, reference (9) identifies the main trace of the Coronado fault as a “negative flower structure.” Such a feature, common in strike-slip faults such as the Coronado fault, takes the form of numerous secondary faults radiating outward from the main fault as the trace of the fault is followed to the surface. I concur that such an interpretation is reasonable, and perhaps likely, at the subject site. Reference (9) identifies several possible secondary faults east of the main trace of the Coronado fault, and recommends establishing a fault zone 70-85 feet wide—35 feet wider to the west of the zone established in reference (7), and 35-50 feet wider to the east. Further, the appellants point out that when indirect means of identifying faults are used rather than trenching, it is prudent to establish wider setback zones than would be established through trenching.

The applicant submitted to Commission staff references (10), (11), (12), (14), (15), (16), and (17), rebutting UNITE HERE’s contentions and attempting to answer concerns that I expressed in several meetings with the applicant’s consultants. These concerns revolved around the limited and indirect data that were used to constrain the fault zone and the fact that alternative

interpretations involving additional faults and a wider fault zone were not ruled out by the existing data. To summarize and paraphrase, the applicant's consultants disagree with UNITE HERE's identification of many of the secondary faults; they contend that any secondary faults that do exist would only exhibit minor movement during an earthquake; they contend that the mat foundation proposed can resist such modest movement; and they reiterate that the 20 foot setbacks ("no build zone") recommended in reference (7) are adequate. Most of these letters were rebutted by UNITE HERE in reference (18), which concludes:

"the width of the setback proposed by URS is narrow by most standard practices. Such a narrow setback requires extraordinarily good control on the location of potentially active strands, and that control has not been demonstrated."

After my own review of the data, and discussion with Chris Wills of the California Geological Survey, I concur that either a conservative interpretation of the potential fault zone or a wider setback is appropriate in this case. The Coastal Act does not distinguish between primary or secondary faulting nor does it find that secondary faulting is not a geologic hazard. I consider secondary faulting to be a geologic risk. Furthermore, I cannot confirm that the secondary faults will have movement of only a few inches. The entire fault movement in the next earthquake could easily be taken up by any one of them—or a new trace—rather than the trace that has been identified as the "main trace."

After additional meetings and exchanges between the applicant's and UNITE HERE's geologists (references 19, 20, and 21), UNITE HERE issued what they considered to be the minimum adequate "structural setback" or "no-build" zones. Referring to the transect lines in reference (7), they felt that the no-build zone should be widened relative to the recommendations in reference (7) as follows (from south to north, perpendicular to the fault):

Line C: 30 feet west and 35 feet east of the fault zone identified in reference (7)
Line B: 20 feet west and 25 feet east of the fault zone identified in reference (7)
Line D: 20 feet west and 30 feet east of the fault zone identified in reference (7)

They further opined that secondary faults not included in this zone will have movements of a few inches or less, and that the structural engineer (reference 19) indicates that the structure will be built to accommodate this amount of movement.

As a result of these discussions, the applicant revised its proposed project to conform to the "no build zone" set out in reference (22). The applicant's proposal now consists of buildings lying entirely outside of that "no build zone." UNITE HERE subsequently withdrew its appeal.

Current Review of Provided Geologic Material: The Commission is required to undertake an analysis of the geologic conditions of the site and make a determination about the ability of this new development to minimize risks to life and property from geologic hazards. Based on my review of the data, I feel that the no-build zone identified by the appellants in reference (22) and now proposed by the applicants continues to be too narrow (that is, it does not include all of the secondary faults suggested by the existing data) and, further, that secondary faults cannot be assumed to only be capable of a few inches of movement in the next earthquake. In addition, the

applicant has confused the issue of geologic fault risk (which can result from main or secondary faulting) with mitigation of possible movement through structural design. The steps for the analysis of fault risk are to first develop a good understanding of the fault zone, then to establish a setback from the fault zone, where the setback depends to a great extent upon the quality of the data used to define the active fault zone. Once the fault zone and setback are established, then engineering options can be considered that minimize the remaining risks.

I feel that there is clear indication of an offset of stratigraphic units beyond the zone identified above. Specifically, my concerns are with indications of an offset between CPT borings CPT-24 and CPT-210 in Line B; and between CPT borings CPT-312 and CPT-314 in Line C (See Figure 4 for the locations of the survey lines and CPT boring locations.). Such an offset is a warning flag that a fault may lie between these borings, and certainly warrants further investigation. Especially in Line C, data are sparse and thus a conservative interpretation (i.e. wide fault zone delineation) is necessary in order to have a reasonable degree of confidence that the identified fault zone encompasses all of the likely faults.

With more data (either from trenches, more CPT borings, or seismic reflection profiles of better resolution than currently available), it might be possible to confirm or rule out faults between these locations. In the absence of such data, it is my recommendation that the fault zone be extended to including these offsets. It can only be stated that the possible faults that might be responsible for these offsets are located only somewhere between the indicated borings. Thus, a conservative approach would extend the fault zone to the easternmost boring in each line (CPT-210 in line B and CPT-314 in line C). However, after discussing the uncertainties involved with Mr. Wills, we concluded that a less conservative approach was adequate. This approach extends the fault zone only to the westernmost borings (CPT-24 in line B and CPT-312 in line C).

Please note that in the 30 September 2009 memo to you from Ms. Ewing, the possibility is raised that active faulting could extend as far east as CPT-25. Mr. Wills based this interpretation on the lack of continuity of the "weathered horizon" between CPT-210 and CPT-25. I agree that continuity of this layer is not well demonstrated, but, I do not feel that this is suggestive of a fault between these borings. Further, based on my analysis of the seismic reflection profile, no anomaly points towards a possible fault as far east as CPT-25.

The fault is poorly constrained in Line D, but based on the data that are available, I see no reason to widen the fault zone beyond that suggested by UNITE HERE in reference (22).

Thus, my recommendation is that the fault zone be identified as follows:

Line C: 65 feet east of the fault zone identified in reference (7)

Line B: 55 feet east of the fault zone identified in reference (7)

Line D: 30 feet east of the fault zone identified in reference (7)


Please note that I did not review UNITE HERE's suggestion for the location of the western boundary of the "no build zone" in reference (22), as no habitable portions of the proposed project are located west of the applicant's fault zone.

My recommended fault zone is the area outlined in dark pink in the attached figure. Superimposed on this figure is the fault zone from reference (7) (red cross-hatch) and the “no-build zone” (light pink) identified therein. I recommend that all structural foundation elements be located outside of the fault zone as defined above.

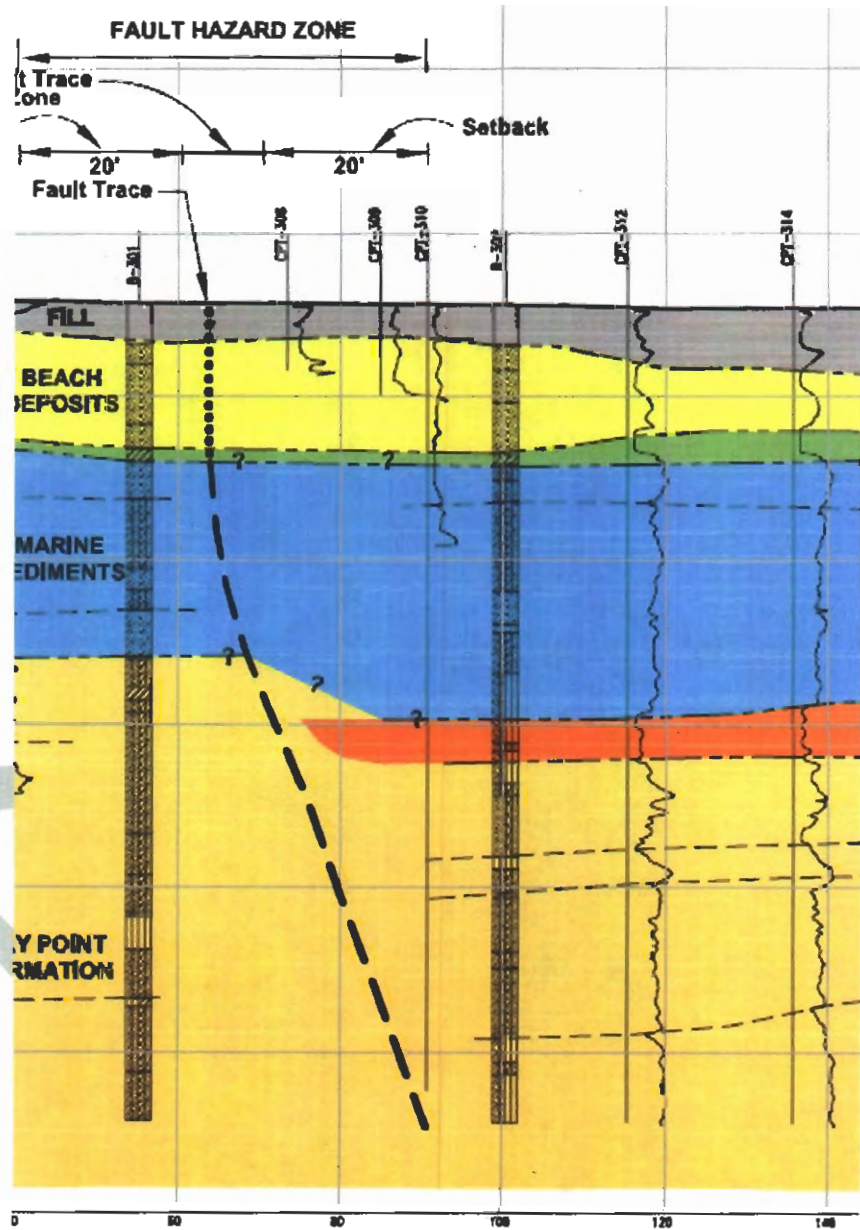
To summarize, if foundation elements are located outside of the fault zone defined above, and any Coastal Development Permit issued is conditioned as recommended above, it is my opinion that the seismic hazards at the site will have been adequately mitigated and the project will be consistent with the geologic hazard provisions of the LCP.

I hope that this review is useful. Please feel free to contact me at any time if you have any questions.

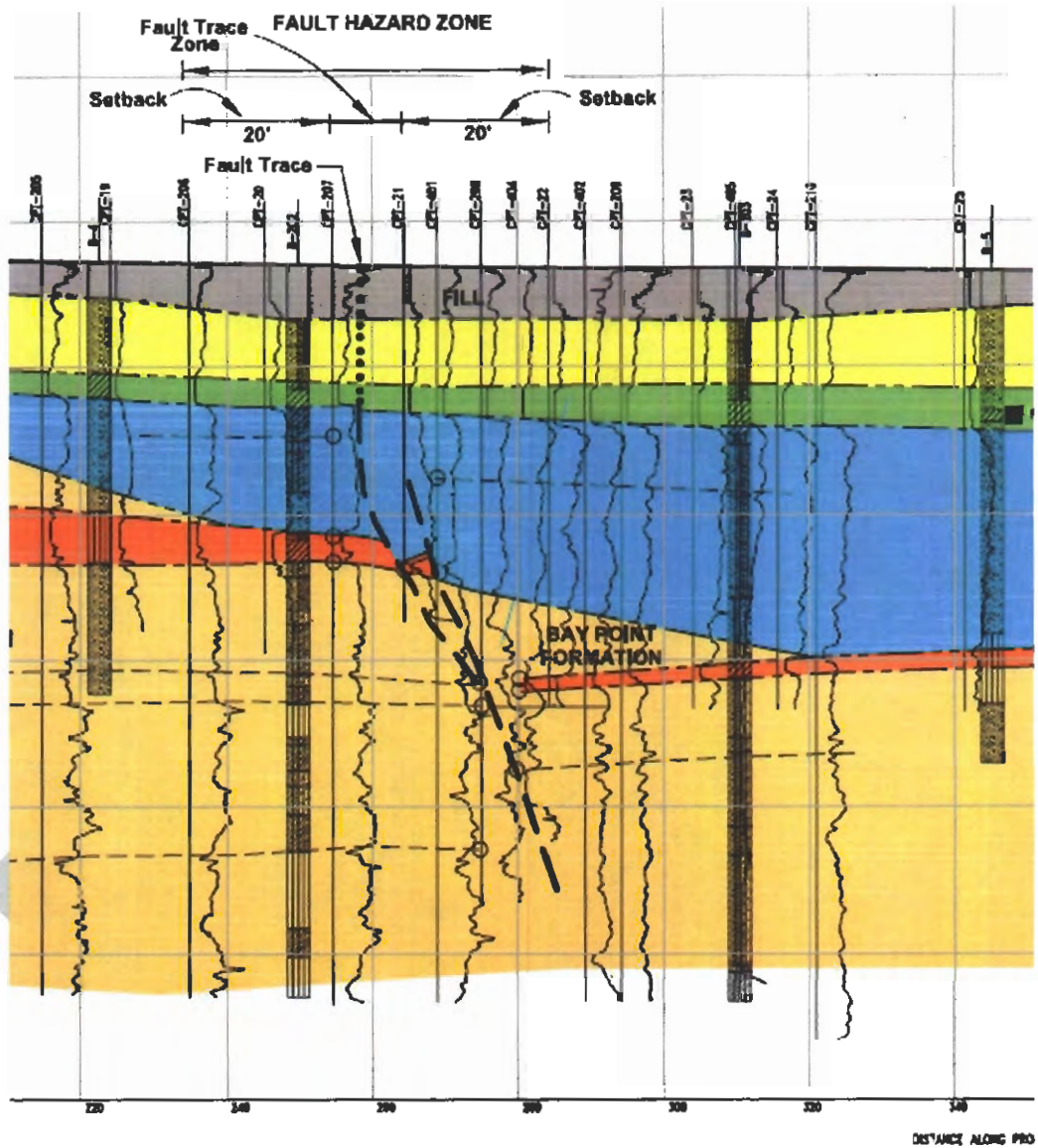
Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Johnson', with a long horizontal flourish extending to the right.

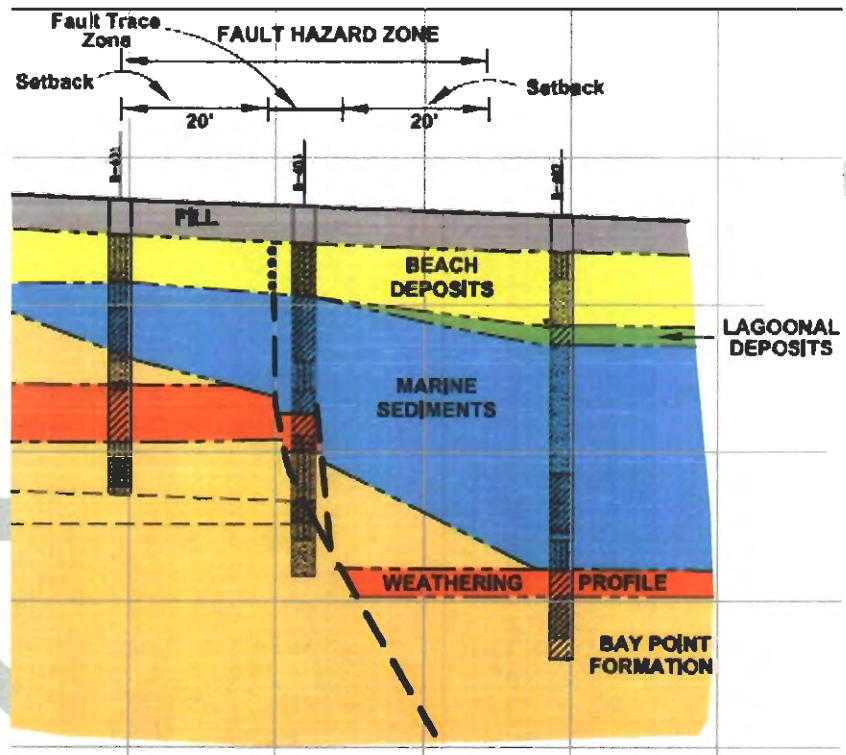
Mark Johnson, Ph.D., CEG, CHG
Staff Geologist



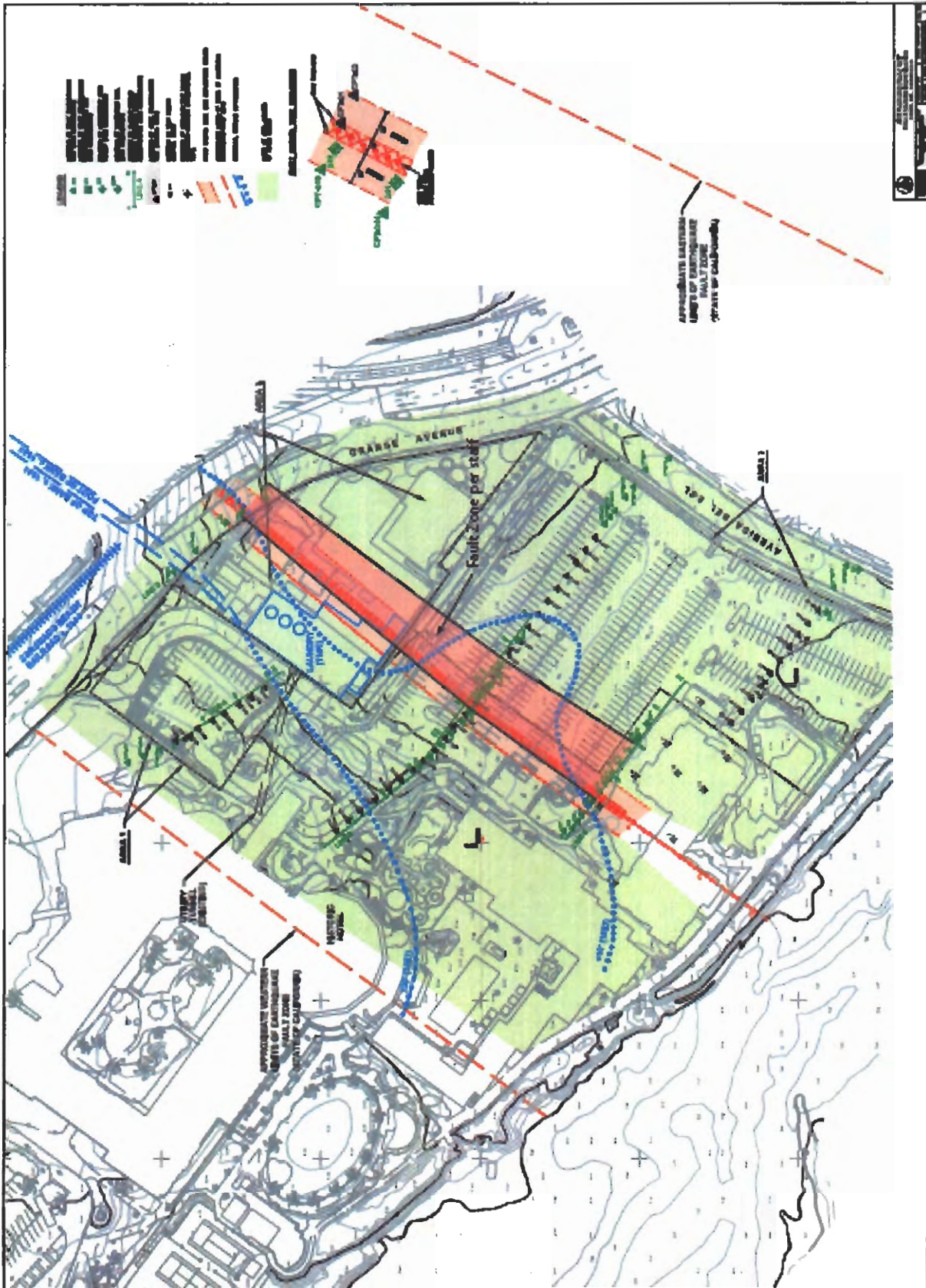
Portion of Line C from Reference (7). I interpret a possible fault between Cone Penetrometer Test boring CPT-312 and CPT-314



Portion of Line B from Reference (7). I interpret a possible fault between Cone Penetrometer Test boring CPT-24 and CPT-210



Portion of Line D from Reference (7).



CALIFORNIA COASTAL COMMISSION

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29 April 2010

GEOTECHNICAL REVIEW MEMORANDUM

To: Diana Lilly, Coastal Program Analyst
From: Mark Johnsson, Staff Geologist
Re: Appeals A-6-COR-08-098 & 99 (Hotel del Coronado)

In our meeting with representatives of the Hotel del Coronado on 27 April 2010 in San Francisco, I promised to present to them and to you the amount of displacement that can be expected during a major earthquake on the Coronado fault.

Unfortunately, the Coronado fault is not one of the more studied faults in California, and no data concerning it were included in the 2007 Uniform California Earthquake Rupture Forecast. Accordingly, and at the advice of Chris Wills of the California Geological Survey, I made use of empirical correlations drawn by Wells and Coppersmith (1994) among earthquake magnitude, rupture length, rupture width, rupture area, and surface displacement.

I first determined the length of the fault (L) from the USGS Quaternary fault and fold database, using the scaling tool from the interactive map at <http://gldims.cr.usgs.gov/qfault/viewer.htm>. This length was 13.05 km. I assumed a depth of 15 km for the base of the rupture zone (W). This is a typical depth for strike-slip earthquakes in California, as seen by microseismicity associated with aftershock sequences from major earthquakes. The rupture area (RA) is then:

$$\begin{aligned} RA &= L * W \\ &= (13.05) * (15) \text{ km}^2 \\ &= 195.75 \text{ km}^2 \end{aligned}$$

I next used Wells and Coppersmith's (1994) equation relating Moment Magnitude (M) to rupture area to calculate the magnitude of the maximum earthquake that may be expected on the Coronado fault. Their equation specific to strike-slip faults is:

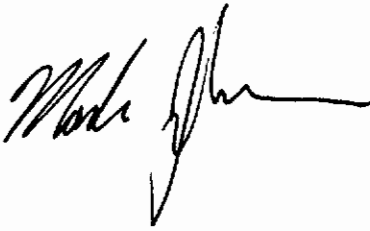
$$\begin{aligned} M &= 3.98 + 1.02 * \log (RA) \\ &= 3.98 + 1.02 * \log (195.75) \\ &= 6.32 \end{aligned}$$

Finally, I used Wells and Coppersmith's (1994) equation relating Moment Magnitude and maximum fault displacement (MD) to calculate the maximum movement that can be expected during a major earthquake on the Coronado fault. Their equation specific to strike-slip faults is:

$$\begin{aligned} \log (MD) &= -7.03 + 1.03 * M \\ &= -7.03 + 1.03 * (6.32) \\ MD &= 0.30 \text{ m} \end{aligned}$$

Thus, my best estimate of the amount of displacement that may occur during the design earthquake is 0.30 meters, or about 11.8 inches.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Johnson", with a long horizontal flourish extending to the right.

Mark Johnson, Ph.D., CEG, CHG
Staff Geologist

References Cited

2007 Working Group on California Earthquake Probabilities, 2007, The Uniform California Earthquake Rupture Forecast, Version 2 (UCERF 2), 96p. (USGS Open File Report 2007-1437D; CGS Special Report 203D; SCEC Contribution #1138D)

Wells, D.L., and Coppersmith, K.J., 1994, New empirical relationships among magnitude, rupture length, rupture width, rupture area, and surface displacement: Bulletin of the Seismological Society of America, v. 84, p. 974-1002.



Architects | Delawie Wilkes Rodrigues Barker

April 7, 2010

Mr. Bill Dodds, Vice President of Development
HOTEL DEL CORONADO
1500 Orange Avenue
Coronado, California 92118

Re: Hotel Del Coronado – Property Setback Increase
A|DWRB No. 07200

RECEIVED

APR 14 2010

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Mr. Dodds,

This letter is to summarize the effects to the South Beach Guestroom and Conference Center building due to the proposed 30' increase in the setback from the January 2010 "No Build" zone. Included are physical, or functional, effects as well as programmatic effects. I will comment on how the physical effects of the move can be mitigated or not, but I can't comment on how all of the programmatic effects modify the viability of the project or its proforma.

I will list the modifications made to each level of the floor plan to facilitate the additional setback, and describe the effects of each. Items on each level that are connected have different constraints on some levels and need to be taken into account when a modification is made. Therefore I will summarize the decision making for those elements at the most critical floor.

Parking Level P2:

North face of the parking level was moved southward to accommodate the additional proposed setback with the South wall and garage ramp moving approximately 14' south resulting in a loss of fourteen (14) self park guest spaces and a reduction to guestroom/conference center storage areas. The pit for the service elevator at the loading area above was rotated to match current elevator placement.

Loss of parking spaces and storage areas will need to be addressed as an overall concern for the project as a whole by the project Owners.

Parking Level P1:

North walls, South walls and ramp of the garage level moved as noted above. The movement of the South wall and ramp was to maintain the structural support and shear wall alignment with the main conference center volume at the first floor. This resulted in a loss of fifteen (15) valet guest spaces. The southward movement also reduced the area for the below grade loading dock, eliminating one dock position. The main service elevator orientation was changed to maintain adequate access within the dock area and maneuvering space for loading and unloading of the elevator.

- OFFICERS
Michael B. Wilkes, FAIA
M. Andrew Rodrigues, AIA
- PRINCIPALS
Michael Asaro, AIA, LEED AP
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Frank Ternasky, AIA, LEED AP
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- DIRECTOR OF INTERIORS
Adel Smith-Chapman, IIDA
- PRINCIPALS EMERITUS
John Bretton, CSI
James Barker, AIA
- Founder
Horner Delawie, FAIA
1998 - 2009

EXHIBIT NO. 18
APPLICATION NO.
A-6-COR-08-88 & 89
Applicant's Analysis of
Project Redesign Options
California Coastal Commission

3/11/10
1-299-8690
1-299-5513

Again the loss of guest parking is an overall project issue for the Owner. The most concerning outcome of the southward movement is the constriction of the below grade loading area. This movement has removed what little room was available for large trucks to access the loading docks. The southern wall and truck entry ramp cannot move any further south as it will intrude into the street right of way for Avenida Del Sol. The ramp cannot be made any steeper for access to the below grade area. These large trucks are the main type of transport used by groups using a facility of this size. Two (2) truck bays are customary for similar facilities and are necessary to accommodate large groups utilizing this type of facility. This type of facility cannot function properly with only one large truck position. Even more important, the movement of the North wall of the loading dock, which is tied to the movement of the conference center volume above, makes the loading area inaccessible for the one large truck position that remains.

First Floor:

The entire conference center volume and pre-function space moved southward causing the elimination of one ocean view unit (2 keys) and all five (5) breakout meeting rooms (2,500 SF) at the southeast corner of the plan. The rotation of the main service elevator and the re-routing of the service access into the pre-function space move the restrooms for that side of the conference center westward. The combination of this westward move, the southward movement of the conference center main volume, and the fixed element of the below grade access ramp with required truck clearances, constricted the kitchen facility to 1,974 SF. The original program requirement for this function was 3,500 SF which was increased during our first design phases to almost 4,100 SF. The primary role of this kitchen is to provide conference center catering which demands adequate space for the simultaneous delivery of food for up to 500 guests. Additionally this kitchen will be providing room service to all of the guestrooms and poolside service at the South Beach and the Ocean Towers buildings.

The elimination of guestrooms is an overall project issue for the Owner. The elimination of the breakout meeting space is of concern due to the functions that are booked into spaces of this size. There is typically a requirement from function organizers that this size of facility have breakout meeting space. This will significantly impact the business opportunities of the Owner for selling this space. The loss of kitchen square footage is a functional deficiency. The kitchen will not have enough space to adequately deliver the service to the areas for which it was programmed.

Second Floor:

The southward movement of the conference center main volume and the rotation of the main service elevator resulted in the elimination of two (2) ocean view units and one (1) bay view units (6 keys). This movement has also eliminated the possibility of having a recessed mechanical equipment well at this level. Some of the programmatic elements that were located at the second and third floor were rearranged to accommodate the smaller area between the conference center main volume and the guestroom corridor to the South.

The elimination of guestrooms is an overall project issue for the Owner. The relocation of the mechanical equipment to the next level will be explained later.

Third Floor:

The southward movement of the conference center main volume and the rotation of the main service elevator resulted in the elimination of two (2) ocean view units and one (1) bay view units (6 keys). The relocation of program elements has resulted in the mechanical equipment being placed at the third floor.

The elimination of guestrooms is an overall project issue for the Owner. The relocation of the mechanical equipment to this level poses some issues since the overall height of this equipment and its required screening will increase the buildings bulk and mass. This will be most obvious at the entry drive elevation where the design currently has relief in the building mass to visually separate the two main functions: Guestrooms and Conference Center. The break in the massing was critical to maintaining the perception of two buildings upon entry to the resort. It also allowed the separation of different scales of architecture from a smaller residential feeling at the guestrooms to larger elements at the conference center. These two uses will now be blended into one large building upon arrival. There have been extensive efforts with the local jurisdiction and community to minimize the bulk of the facility, especially at this location. The neighboring residential buildings and their occupants, which look down on this portion of the project, were a very important factor in the development of the below grade loading area and the fully recessed mechanical equipment enclosure.

In Summary these are the implications of the southward extension of the fault line setback:

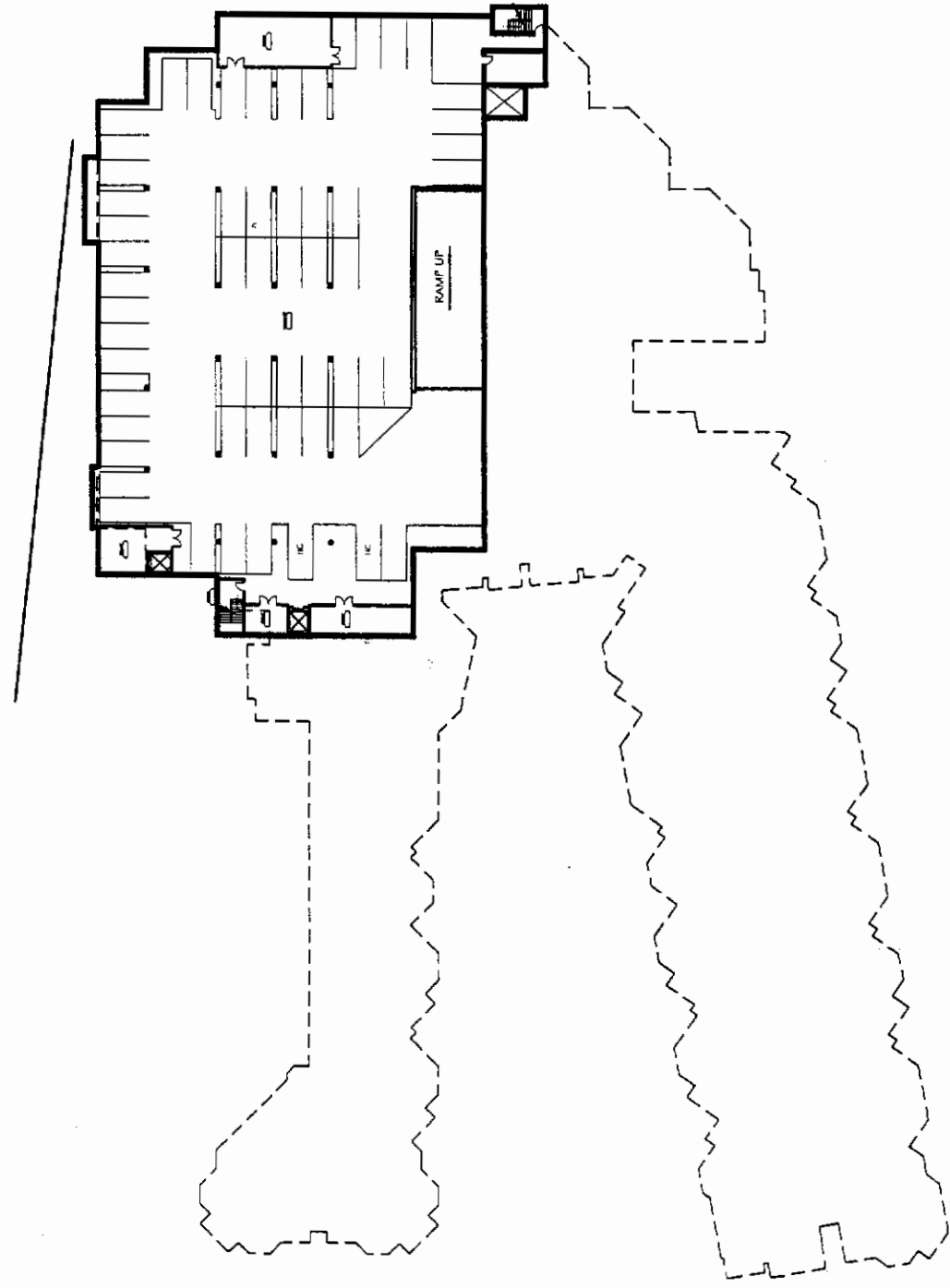
- Elimination of fourteen (14) guestroom keys, 10 ocean view and 4 bay view
- Elimination of all five (5) breakout meeting rooms
- Elimination of twenty-nine (29) below grade parking spaces
- Elimination of one (1) loading dock positions
- Inaccessible loading dock for large trucks
- Reduction of kitchen square footage to unrealistic level rendering food service to large groups impossible
- Elimination of fully recessed mechanical well resulting in more building mass and bulk

These are our preliminary findings based on a conceptual plan revision. There are many parts of the building design that are linked which may result in additional issues that we discover as the plans are refined further. These proposed modifications will alter the appearance of the building to the point where our objective to maintain the vernacular of the existing site and its Victorian architectural features appear unobtainable. The position of the, currently supportive, historical preservation stakeholders groups will also need to be revisited. Any seemingly minor modifications can have significant project implications especially with the constraints of the building envelope continuing to constrict. Please contact me if you have any questions or concerns about my comments above.

Sincerely,

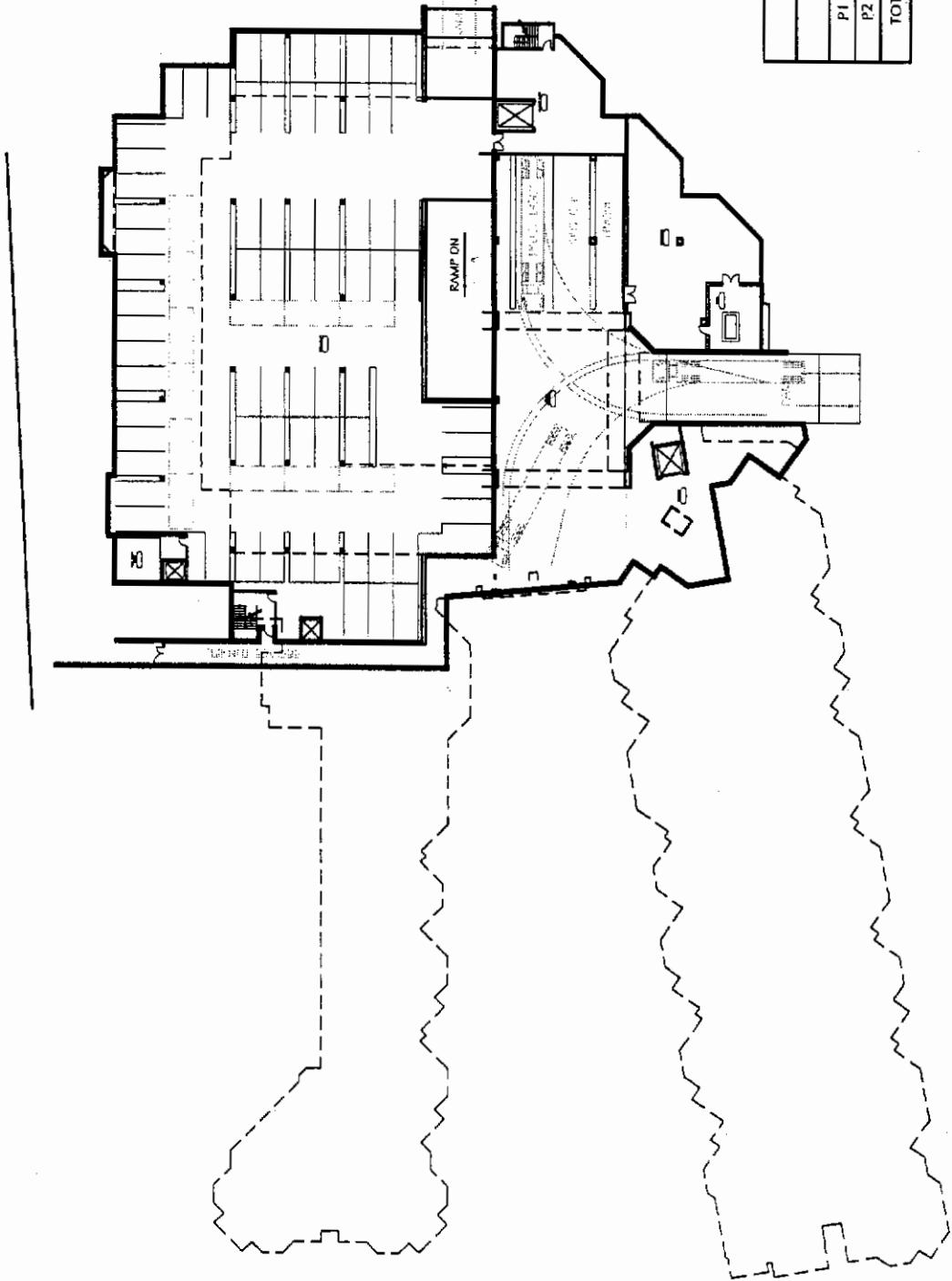


Frank Ternasky, AIA, LEED AP, Principal
Architects | Delawie Wilkes Rodrigues Barker



PARKING LEVEL P2 - REVISED SETBACK
SCALE: 1"=40'-0"

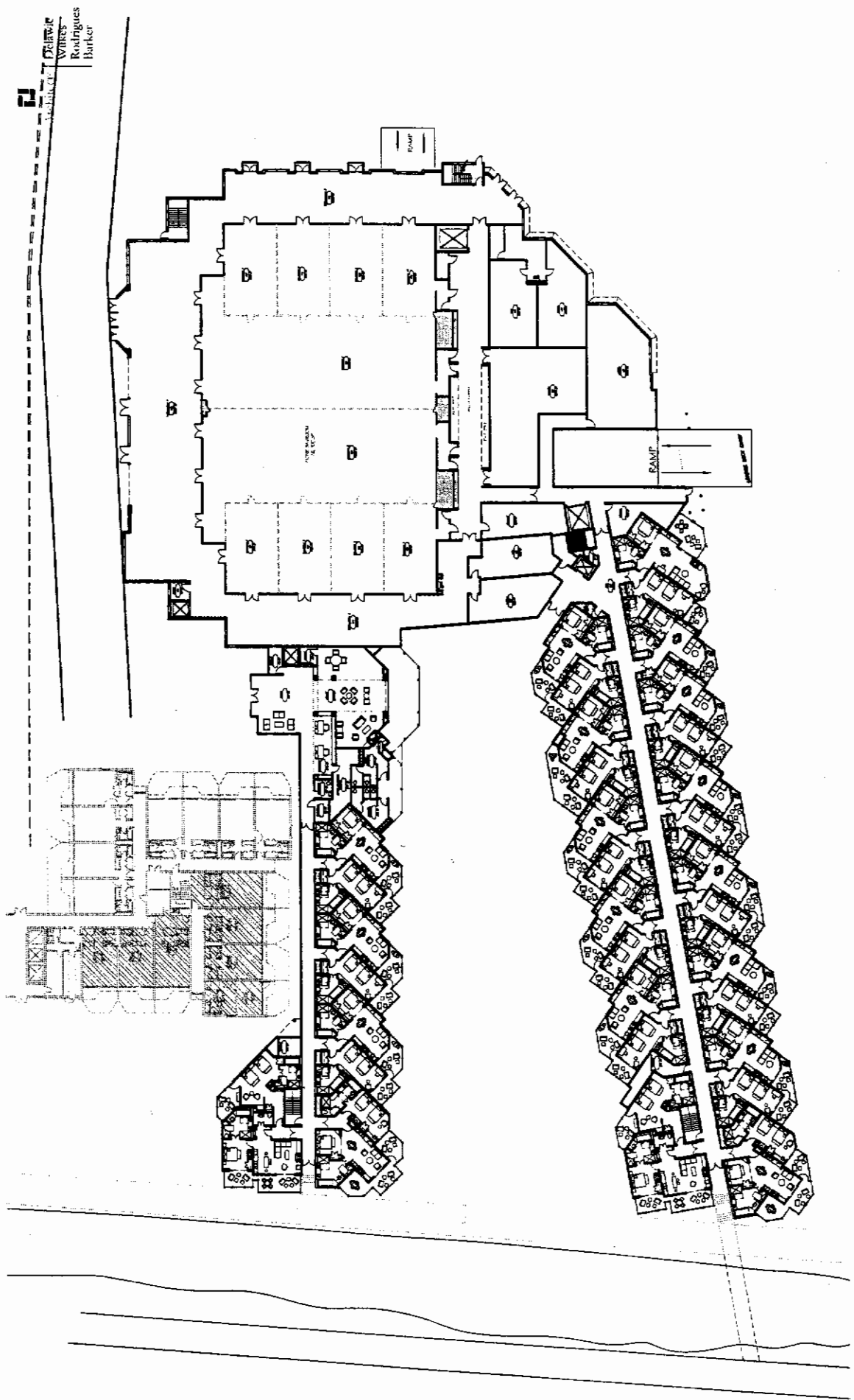
HOTEL DEL
DATE: APRIL 7, 2010



PARKING STUDY		
	EXISTING SPACES	REVISED SPACES
P1	82	81
P2	83	56
TOTAL	165	137

PARKING LEVEL P1 - REVISED SETBACK

SCALE: 1"=40'-0"

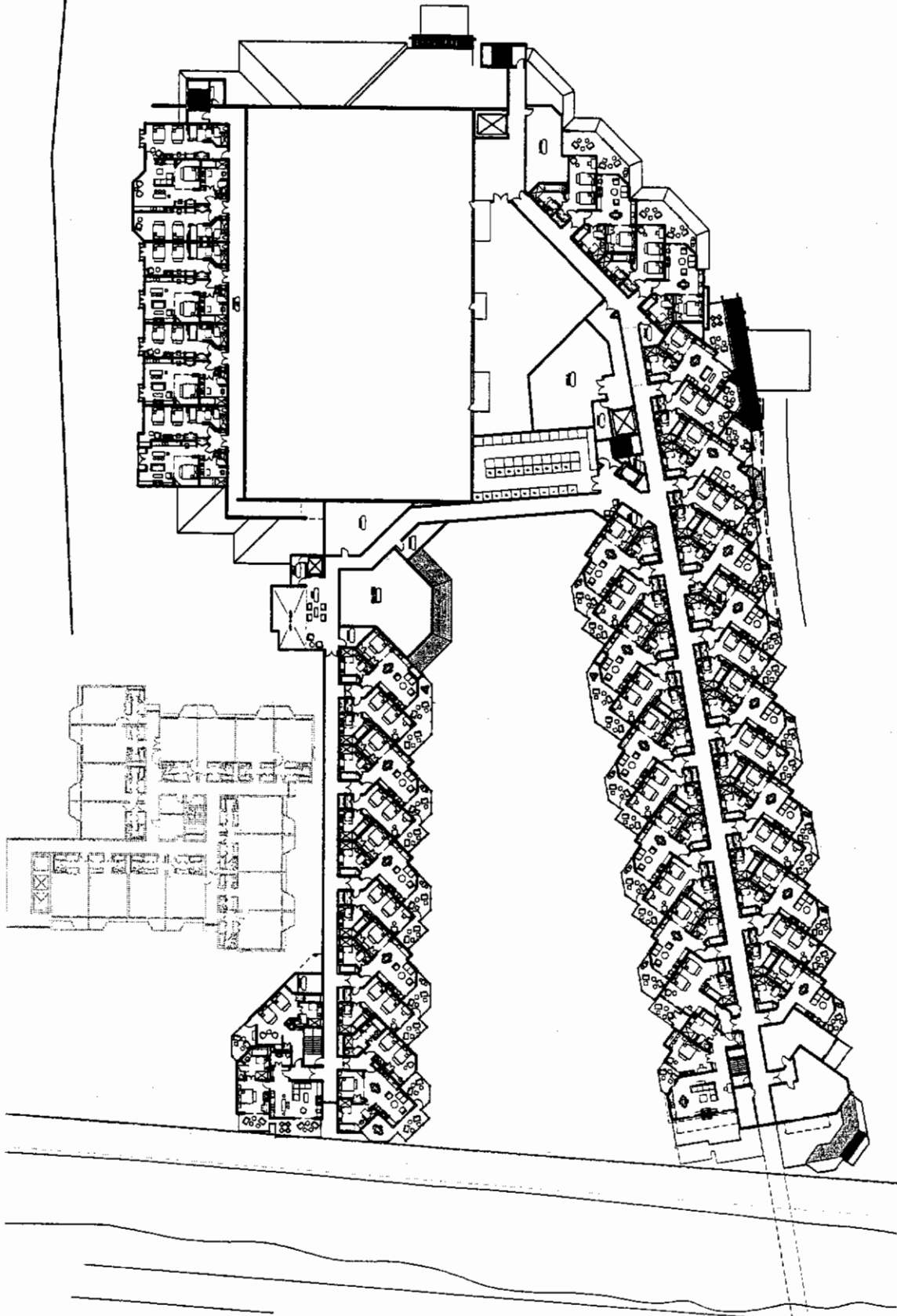


HOTEL DEL
DATE: APRIL 7, 2010

FIRST FLOOR PLAN - REVISED SETBACK
SCALE: 1"=40'-0"



Architects | Delawie
Walkes
Rodriguez
Barber



SECOND FLOOR PLAN - REVISED SETBACK

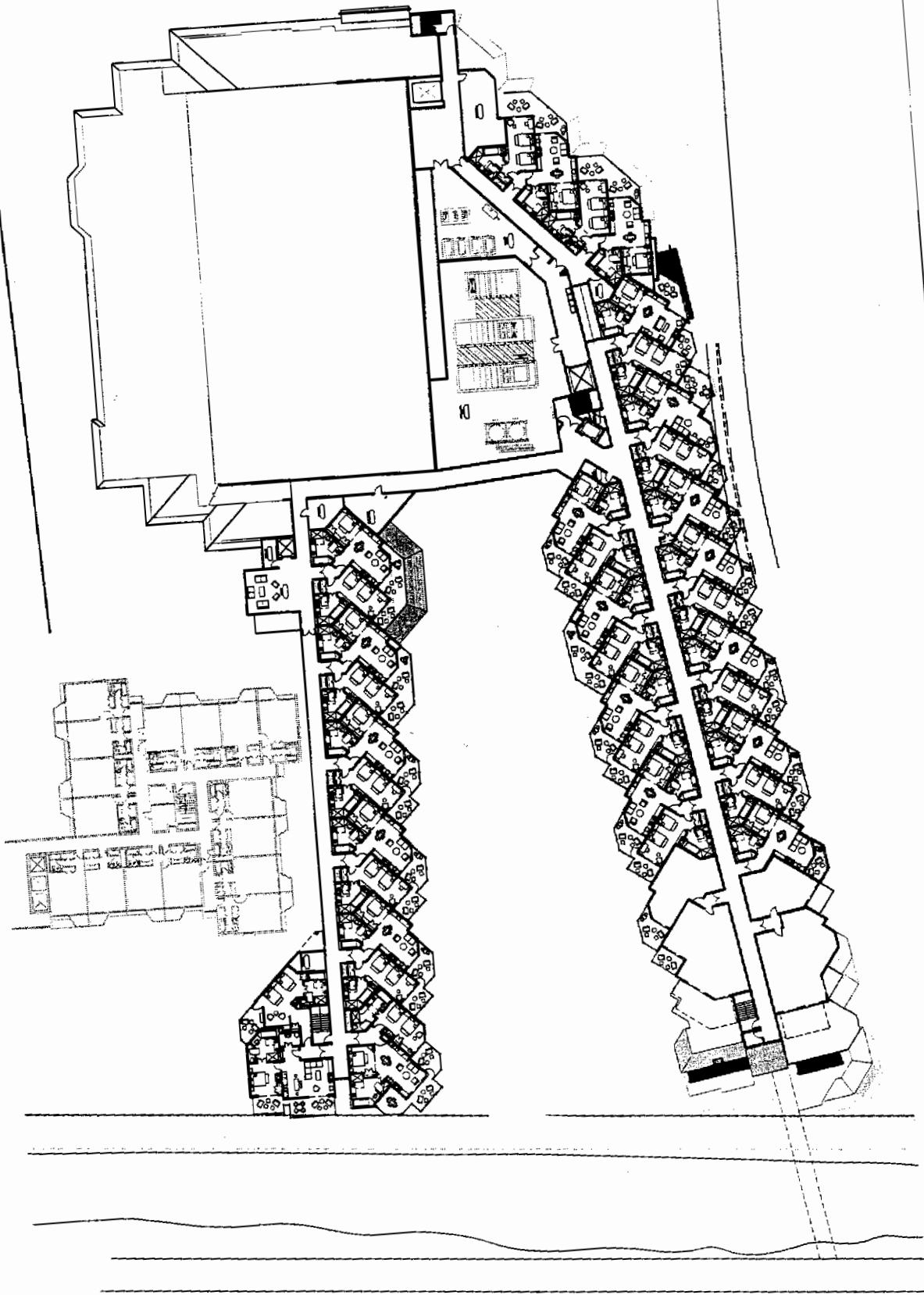
SCALE: 1"=40'-0"

HOTEL DEL

DATE: APRIL 7, 2010



Delawic
Rodrigues
Barker




HOTEL DEL
DATE: APRIL 7, 2010

THIRD FLOOR PLAN - REVISED SETBACK
SCALE: 1"=40'-0"

**Hotel del Coronado
Informal Survey of Visitor Accommodations
Coronado/South Bay Region
September 2009**

Hotel del Coronado
1500 Orange Avenue
Coronado, CA 92118

Note: This document is an informal survey of hotels/motels in the Coronado/South Bay region, with rates for a one-night stay on or about September 22, 2009. In total, the properties provide for 3,951 rooms, 1,927 of these offer rates starting at \$100 or less per night (48%). Additionally, there are 1,631 RV/campsite accommodations in the region, with nightly rates starting at \$35. This list may not be comprehensive, but offers a "snapshot" of available accommodations in the region.

EXHIBIT NO. 19
APPLICATION NO.
A-6-COR-08-88 & 89
Regional Hotel/Motel
Survey
 California Coastal Commission

Hotel del Coronado
 Informal Survey of Visitor Accommodations
 September 2009

City	Property	Stars	Address	# of Rooms	Rate	
Coronado	Coronado Island Inn	N/A	301 Orange Avenue	12	\$ 79.00	
	El Rancho Motel	N/A	370 Orange Avenue	8	\$ 79.00	
	Coronado Village Inn	N/A	1017 Park Place	15	\$ 85.50	
	Coronado Inn	2	266 Orange Avenue	30	\$ 89.00	
	Crown City Inn	N/A	520 Orange Avenue	45	\$ 98.55	
	Coronado Beach Resort Condos	3	1415 Orange Avenue	53	\$129.00	
	Coronado Victorian House B&B Inn	N/A	1000 Eighth Street	7	\$129.00	
	Cherokee Lodge	NR	964 D Avenue	12	\$145.00	
	La Avenida Inn	2	1315 Orange Avenue	29	\$148.50	
	Best Western Suites	3	275 Orange Avenue	63	\$150.08	
	Glorietta Bay Inn	3	1630 Glorietta Boulevard	100	\$159.00	
	Villa Capri by the Sea	2	1417 Orange Avenue	14	\$169.00	
	El Cordova Hotel	3	1351 Orange Avenue	45	\$175.00	
	Coronado Island Marriott Resort & Spa	4	2000 2nd Street	300	\$196.00	
1906 Lodge	3	1060 Adella Avenue	17	\$199.00		
Loews Coronado Bay Resort	4	4000 Coronado Bay Road	440	\$219.00		
Hotel Del Coronado	4	1500 Orange Avenue	757	\$249.00		
	Subtotal			1947		
National City	Stardust Inn	N/A	1700 E Plaza Blvd	34	\$ 39.95	
	Paradise Motel	N/A	1470 National City Blvd	26	\$ 47.99	
	National City Motel	N/A	510 National City Blvd	24	\$ 52.00	
	Grand Plaza Inn	N/A	1125 E. Plaza Blvd	25	\$ 59.95	
	Rodeway Inn National City	1	607 Roosevelt Avenue	40	\$ 59.99	
	Sweetwater Inn	N/A	2435 Sweetwater Road	36	\$ 59.99	
	National City Super 8	2	425 Roosevelt Avenue	56	\$ 64.00	
	Howard Johnson Express	2	521 Roosevelt Avenue	65	\$ 69.99	
	Comfort Inn South Bay	2	1645 East Plaza Boulevard	92	\$ 79.45	
	Holiday Inn National City	3	700 National City Boulevard	180	\$ 79.95	
	Best Western Marina Gateway	3	800 Bay Marina Drive	173	\$109.00	
		Subtotal			751	

Chula Vista	Riviera Motel		N/A	327 Broadway	22	\$ 44.00
	Palomar Motel		N/A	1160 Walnut Avenue	28	\$ 45.00
	Harbor View Motel		N/A	1089 Broadway	23	\$ 46.00
	Good Nite Inn Chula Vista		2	225 Bay Boulevard	117	\$ 47.00
	Bay Breeze Inn & Suites		N/A	692 H Street	41	\$ 48.00
	Best Western South Bay Inn		2	710 East Street	76	\$ 52.00
	Days Inn		2	699 E. Street	100	\$ 52.00
	Palomar Inn		N/A	801 Palomar Street	37	\$ 53.33
	Big 7 Motel		N/A	333 Broadway	45	\$ 54.00
	Bay Cities Motel		N/A	864 Broadway	28	\$ 55.00
	Chula Vista Vagabond		2	230 Broadway	88	\$ 58.00
	Travelodge Inn Suites		2	235 Woodlawn Avenue	40	\$ 60.33
	Best Western Chula Vista Inn		3	946 Broadway	52	\$ 62.99
	Travel Inn		N/A	394 Broadway	77	\$ 63.00
	Ramada Inn		2	91 Bonita Road	99	\$ 69.00
	La Quinta Inn		3	150 Bonita Road	141	\$ 71.25
	El Primero Boutique Hotel		N/A	416 Third Avenue	20	\$ 90.00
	Holiday Inn Express		3	4450 Main Street	118	\$ 99.00
	Comfort Inn and Suites		3	632 E. Street	87	\$ 99.28
	Subtotal				1239	
	Sand Castle Inn		N/A	7875 Seacoast Drive	14	\$130.00
	Subtotal				14	
RV/Camping	Silver Stand State Park		N/A	5000 Highway 75	1,000 spaces	\$ 35.00
	Chula Vista RV Resort		N/A	460 Sandpiper Way	237 spaces	\$ 49.50
	Bernardo Shores RV Resort 35' Space		N/A	500 Highway 75	124 spaces	\$ 49.99
	San Diego KOA		N/A	111 North Second Ave	270 sites	\$ 53.50
	Subtotal				1631	



HOTEL DEL CORONADO

Amended Master Plan Public Benefits Summary

RECEIVED
JUN 11 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Phase 1 and 2 Public Benefits Completed:

- Entry Garden connecting the Hotel to the village of Coronado
- Pedestrian connection from the entry garden to the Paseo del Mar beach walkway
- Paseo del Mar beach walkway (continuous accessible walkway with direct beach access from R.H. Dana along Hotel property connecting with existing public walkway to Avenida del Sol), with benches, trash receptacles, and footwashes. Also stairs providing direct access to the beach at Ocean Blvd./R.H. Dana Place
- Widened sidewalks and street edge landscaping along R.H. Dana and along Orange Avenue to Grande Hall area
- R.H. Dana street improvements including public parking and median
- \$1,000,000 cash contribution to the City of Coronado
- \$300,000 cash contribution to the City of Coronado for public recreational improvements
- Dedication of 2.1 acres of sandy beach
- **Total public benefits provided to date: (approx.) \$4,100,000 plus beach dedication**

Future Phases Public Benefits per 2002 Master Plan:

- Orange Avenue median improvements (including closing of existing median at current main entry)
- Continuation of widened sidewalks and street edge landscaping along Orange Avenue from Grande Hall to Avenida del Sol
- Avenida del Sol street edge improvements including widened sidewalks and new angled parking
- Signalized intersection with pedestrian crosswalk at Orange Avenue/SR-75 and Avenida del Sol
- Landscaped sidewalk for pedestrian access from Avenida del Sol to Historic Hotel along new main entry drive
- Expanded bus turn-out (location revised per Amended Master Plan)
- Storm drainage improvements for Avenida del Sol (not specifically described in 2002 Master Plan)
- Historic renovation to Main Hotel façade, including re-creation of historic front porch, and east façade (Orange Avenue)
- Construction of History Gallery

Additional Public Benefits per 2008 Amended Master Plan:

- Relocation and extension of Paseo del Mar to provide continuous, accessible beachfront walkway along Hotel property and around Avenida del Sol cul-de-sac, connecting to boardwalk in front of Coronado Shores (improves public views and access to beach)

EXHIBIT NO. 19.5
APPLICATION NO.
A-6-COR-08-88 & 89
Summary of Project's
Public Benefits
 California Coastal Commission

- Significant street improvements raising Avenida del Sol cul-de-sac and re-grading street to slope easterly towards SR-75 to correct flooding condition that periodically occurs, and storm drainage improvements
- \$1,000,000 cash contribution for City's future construction of such public improvements as a public restroom facility along the coast, improvements to the SR-75 median between Avenida del Sol and the Naval Amphibious Base or other public improvements as determined by the City (\$250,000 paid upon execution of Second Amendment to Development Agreement)
- Preservation of existing historic buildings (power plant and laundry building) including exterior renovations

Overall, the Hotel del Coronado Amended Master Plan provides:

- 4,619 lineal feet of widened sidewalks and street edge landscaping improving pedestrian access
- 2,072 lineal feet of continuous accessible beachfront walkway
- 3,304 lineal feet of street improvements with 1,766 lineal feet of median improvements
- Net gain of 21 additional public parking spaces on surrounding streets

Total Public Benefits to be provided: over \$20,000,000*

*** Plus dedication to the City of Coronado of 2.1 acres of private sandy beach for public recreational use at one of the Top 10 beaches in America.**

*



HOTEL DEL CORONADO

**Master Plan
Phases Completed to Date
(January 2009)**

In connection with Phases 1 and 2 of development under the Master Plan, the Hotel has completed the following improvements:

- **Beach Village:** Construction of 78 new oceanfront guestrooms (35 condo-hotel units)
- **Paseo del Mar beachfront walkway:** Construction of public access walkway from R. H. Dana Place along hotel property connecting to pre-existing walkway, including stairs for pedestrian access to the beach. Also includes lighting, landscaping, benches, trash receptacles, and footwashes.
- **Storm drainage improvements:** New storm drain catch basin on Ocean Blvd. where it intersects with the Paseo del Mar
- **Entry Garden:** Removal of chain link fence barrier between Hotel and community; construction of landscaped plaza open to the public with central fountain and benches; and pedestrian access pathway connecting the Entry Garden to the Paseo del Mar and the beach.
- **Street improvements and median improvements:** Extension of the center median at R.H. Dana Place and Churchill Place with landscaping, automatic irrigation and street trees; new pedestrian crosswalk and ADA ramps; and signalization upgrade
- **Sidewalks and street-edge improvements:** Street edge landscape improvements along R.H. Dana Place and along Orange Avenue from R.H. Dana Place to Grande Hall, with widened sidewalk and irrigated landscaped parkway with street trees, and streetlights
- **Additional public parking:** Additional on-street angled public parking on Ocean Blvd. where it intersects with the Paseo del Mar, and on R.H. Dana Place

DK

McCABE & COMPANY

Government Affairs Consulting

10520 OAKBEND DRIVE
SAN DIEGO, CA 92131
(310) 463-9888
FAX (858) 368-9722

1121 L STREET, SUITE 100
SACRAMENTO, CA 95814
(916) 553-4088
FAX (916) 553-4089

Diana Lilly
California Coastal Commission
San Diego District
7575 Metropolitan Drive
San Diego, CA 92108

RECEIVED

FEB 18 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 12, 2009

SUBJECT: A-COR-08-098 and 099 (Hotel Del Coronado): Potential Mitigation Fee

Dear Diana,

Thank you for taking the time to meet with us in your office on January 9, 2009 and to visit the site on January 28, 2009. We were happy to have the opportunity to show you some of the Hotel Del Coronado's public access improvements and to give you a better understanding of the Hotel's Amended Master Plan. In our January 9th meeting, you indicated that the current project may be subject to an in-lieu fee requirement to ensure that the public access provisions of the Coastal Act are being satisfied. Given the extensive public access/amenities being provided with this project, and the number of lower cost accommodations already available in the surrounding region, we believe that an in-lieu fee is unwarranted.

Extensive Public Benefits Provided

The "Hotel del Coronado Amended Master Plan Public Benefits Summary" provided to you on February 5, 2009 lists the many physical improvements and monetary contributions that have already been made (or have been committed to) at the local level in an effort to improve public access and recreation. These improvements include new widened sidewalks (increasing 3-foot sidewalks to 8 feet), landscaped parkways, a new Entry Garden, and the Paseo del Mar public walkway along the beach (with benches and footwashes). Substantial street and parking improvements will also improve the public's ability to access the coast at this site. These include the addition of public parking spaces, signalization of crosswalks, and the correction of adverse drainage conditions at the Avenida del Sol cul-de-sac. Overall, the Hotel del Coronado Amended Master Plan provides for over one mile of landscaped public walkway around the property along with over one mile of street edge and landscape median improvements.

In addition, more than \$2 million in cash contributions to the City will provide even more public improvements, such as a public restroom facility along the coast. Total improvements provided are estimated at approximately **\$20 million**. Perhaps most importantly, 2.1 acres of sandy beach once privately held is now open for public use as a result of the Hotel Del's dedication of that beach area as part of the Master Plan. We believe that the public access requirements of the Coastal Act are fully satisfied through the public access improvements, beach dedication and cash contributions described above, and any additional fee requirement imposed upon the applicant would be

unnecessary and only places an unfair burden on a landowner that is making great efforts to enhance and encourage public use of a prime visitor-serving destination.

Affordability of Surrounding Area

The applicant provided an analysis of overnight accommodations in the region (including Coronado, Imperial Beach, Chula Vista, and National City), in their letter to you dated December 12, 2008. The analysis concluded that over half of the hotel stock in the surrounding area is low-cost at \$100 or less per night. Many more are priced within the moderate range. Additionally, there are more than 600 campsites/RV spaces in the area starting at less than \$60 per night, plus 1,000 spaces for fully self-contained vehicles at Silver Strand State Beach. Therefore, there is sufficient stock and ample opportunity for visitors to the region to secure low and moderate cost accommodations.

Although the Commission has previously imposed an in-lieu fee as one way to implement Section 30213 of the Coastal Act, they have done so on a case-by-case basis, as the consistency with the public access provisions depends on the facts of each case. For example, in the Coastal Commission's actions on the City of Oceanside LCPA 2-08, City of Imperial Beach Seacoast Inn (A-6-IMB-07-131), and City of Carlsbad LCPA 1-07A, no in lieu fees were required due to site specific circumstances and the existence of lower cost accommodations in the region. Similarly, the current project has a sufficient supply of lower cost accommodations in the region and does not eliminate any existing lower cost accommodations or recreational uses.

You have noted that there are fewer low-cost rooms in the City of Coronado than in other cities within the region. While this may be the case, the Hotel del Coronado property is unique in that so much of the site is available for the general public's use and enjoyment with little or no cost involved. The site is a prime visitor-serving destination that offers low or no cost recreational opportunities such as walking along the "Paseo," touring the historic hotel, visiting the shops, or putting a towel down on the newly dedicated sandy beach. We believe that these no and low-cost public amenities fully satisfy the visitor-serving policies of the Coastal Act and that no further mitigation should be required. This is consistent with the Commission's action on a condo-hotel project in Grover Beach in August 2008 (A-3-GRB-07-051), in which the Commission found that no mitigation fee was required. As stated in the staff report, *"With the inclusion of free facilities and other amenities available to the public, the project meets the intent of [the] LCP and Coastal Act in this case."*

We look forward to continuing to work with you to resolve any outstanding issues. If you have any questions or need any additional information, please do not hesitate to call me at (310) 463-9888. Thank you for your consideration of this matter.

Sincerely,




Anne Blemker

cc: Bill Dodds, HDC

Use, Occupancy and Average Daily Rate for Beach Village at The Del

June 2007 - July 2008


	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08
Available Room Nights	211	843	1296	1860	2388	2340	2418	2418	2418	2418	2418	2418	2340	2418
Available Units	7	27	42	62	77	78	78	78	78	78	78	78	78	78
Occupancy Rate (Guest Occupied)	51.2%	62.0%	72.2%	32.8%	27.4%	25.7%	24.0%	12.2%	29.0%	56.4%	46.6%	44.3%	56.7%	53.5%
Occupancy Rate (Owner Occupied)	8.5%	12.1%	10.2%	3.7%	4.8%	3.9%	4.9%	1.2%	3.4%	6.5%	4.1%	2.7%	4.0%	
Total % Occupancy	59.7%	74.1%	82.4%	36.5%	32.2%	29.6%	28.9%	13.4%	32.4%	62.9%	50.7%	47.0%	60.7%	62.9%
Guest Occupied Room Nights	108	523	936	610	654	602	580	295	657	1363	1090	1070	1327	1294
Owner Occupied Room Nights	18	102	132	69	115	90	120	30	75	158	97	66	93	227
Total Occupied Room Nights	126	625	1068	679	769	692	700	325	732	1521	1187	1136	1420	1521
Average Daily Rate (excludes Owner Occupied)	\$809.63	\$1,279.68	\$1,125.20	\$807.43	\$899.92	\$705.43	\$952.48	\$808.52	\$727.59	\$836.66	\$766.49	\$807.50	\$943.47	\$1,310.29

EXHIBIT NO. 20
APPLICATION NO.
A-6-COR-08-88 & 89
2007-08 Condo-Hotel
Use Report
 California Coastal Commission

Use, Occupancy and Average Daily Rate for Beach Village at The Del

Aug 2008 - July 2009

	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	JUL-09
Available Room Nights	2418	2340	2418	2340	2418	2418	2184	2418	2340	2418	2340	2418
Available Units	78	78	78	78	78	78	78	78	78	78	78	78
Occupancy Rate (Guest Occupied)	76.1%	47.0%	34.3%	29.8%	30.8%	14.2%	18.5%	36.4%	42.6%	34.2%	62.6%	63.4%
Occupancy Rate (Owner Occupied)	5.8%	2.5%	3.1%	3.2%	4.5%	3.1%	3.0%	3.1%	5.2%	3.9%	2.2%	9.0%
Total % Occupancy	81.9%	49.5%	37.3%	32.9%	35.4%	17.2%	21.4%	39.4%	47.8%	38.1%	64.8%	72.3%
Guest Occupied Room Nights	1840	1100	829	697	745	343	403	879	997	826	1465	1532
Owner Occupied Room Nights	141	59	74	74	110	74	65	74	122	95	51	217
Total Occupied Room Nights	1981	1159	903	771	855	417	468	953	1119	921	1516	1749
Average Daily Rate (excludes Owner Occupied)	\$1,246.14	\$754.89	\$775.17	\$750.23	\$791.01	\$839.42	\$841.31	\$834.30	\$730.84	\$782.31	\$749.21	\$1,122.83

EXHIBIT NO. 21
APPLICATION NO.
A-6-COR-08-88 & 89
2008-09 Condo-Hotel
Use Report
 California Coastal Commission



Save Our Heritage Organisation

Saving San Diego's Past for the Future

2476 San Diego Avenue • San Diego CA 92110 • www.sohosandiego.org
619/297-9327 • 619/291-3576 fax

RECEIVED

DEC 04 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

BOARD OF DIRECTORS

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Jaye Furlonger, Vice President

Jessica McGee, Treasurer

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Allen Hazard

Karen Huff-Willis

Peter Janopaul

John Oldenkamp

Sandor Shapery

Dan Soderberg

Mary Wendorf

Bruce Coons

Executive Director

December 1, 2008

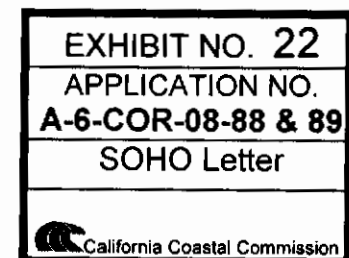
Chairman Patrick Kruer and
Honorable Commissioners
c/o Diana Lilly, Coastal Planner
San Diego District Office
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108

Re: Hotel Del Coronado 2008 Amended Master Plan

This letter is written in support of the Hotel Del Coronado and its Amended Master Plan. The Master Plan for the Hotel del Coronado has a long history. Save our Heritage Organization ("SOHO") opposed the original Master Plan, and ultimately entered into a binding preservation agreement with the Hotel Del which provided for modification of the original plans to preserve some of the historic buildings on the site. SOHO has also been actively involved in the 2008 Amended Master Plan process, this time in support of the plan.

An important benefit of the Amended Master Plan is that it preserves additional historic buildings, including the laundry building, which would have been razed under the approved Master Plan. This lessens the impacts on historic resources. Furthermore, the location planned for the Conference Center under the approved Master Plan would have blocked the view to the Historic Hotel from various locations on Orange Avenue, from Pomona, and from the Boathouse. With the Amended Master Plan, the Conference Center has been relocated to the southern portion of the resort, which is essentially the only developable site on the property and the one that has the least impact on the Historic Hotel. This has the effect of improving the public views from many locations.

SOHO was concerned about potential view impacts from the south, and has carefully assessed the elevations and visual simulations provided by the Hotel. Essentially, the new development does not block views of the Hotel any more than they are currently blocked with existing trees. The view to the Hotel from Avenida del Sol is not an important view as historically it has been blocked by accessory structures (both constructed and planned) and/or landscaping. While it was suggested during the public hearing process that the Hotel consider relocating the Conference Center to the north side of the



property adjacent to Grande Hall, SOHO expressed strong opposition in siting a new structure so close to the Historic Hotel as it would block the historically significant view approaching the Hotel from the north.

We believe the owners of the Hotel Del have taken great care to design the Amended Master Plan in a manner which will be complementary to, and compatible with, the Historic Hotel. The best way to preserve and restore the Hotel del Coronado is to ensure it stays economically viable and successful into the future. The Amended Master Plan does this by adding much needed new guestrooms and a new conference center to keep the hotel competitive. For these reasons, SOHO supports the Amended Master Plan and we encourage the California Coastal Commission to do so as well.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Coons", written in a cursive style.

Bruce Coons,
Executive Director

cc. Bill Dodds

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS

RECEIVED
SEP 28 2009

CALIFORNIA
COASTAL COMMISSION

Name or description of project, LCP, etc.: Appeal No A-6-COR-08-98 (Hotel
Del Partners LP, Coronado)

Date and time of receipt of communication: 9/23/09, 11:00 am

Location of communication: Board of Supervisor's Chambers,
Santa Cruz, California

Type of communication: In-person Meeting

Person(s) initiating communication: Graham Forbes

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Mr. Forbes, representing the Hotel Workers Union in San Diego, gave the issues that concern his union and the hotel workers regarding the proposed project at the Hotel Del Coronado. The issues are:

1. **Seismic Risk:** The Hotel Workers question the amount of testing that has been done to identify the location of the fault. The proposal has been changed slightly, but without any further testing to locate the fault and identify the risk.
2. **Impacts to Public Views:** The 2008 plan obstructs significantly more than the 2002 plan. There are alternatives that the current plan does not adequately address.
3. **Traffic Impacts on Public Access:** The 2008 plan moves access to the Hotel to a small cul-de-sac and across the coastal trail. The traffic on this small street will be impacted and will restrict public access along the trail.
4. **Sandy Beach and Flooding:** While it will be an improvement to connect the public trail, the plan does not adequately address sea level rise and beach retreat. The actual plan is closer to mean high tide than the plan says it is. There will be a significant loss of sandy beach.
5. **Condo-Hotels:** The 2006 condo-hotels that were previously approved are far from affordable. The plan will increase the number of condo-hotel rooms which also will not be affordable. The Coronado LCP has not been amended to address the

EXHIBIT NO. 23
APPLICATION NO. A-6-COR-08-88 & 89
Ex-Partes
 California Coastal Commission

issue of Condo Hotels and the LCP should be amended first before the Coastal Commission reviews this issue.

Signature on file

Date: 9/28/09 Signature of Commissioner: _____

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred within seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used; such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

RECEIVED

MAR 11 2010

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATIONS**

Name or description of project, LCP, etc.: Hotel Del Coronado

Date and time of receipt of communication: 3/9/10, 2:00 *am pm*

Location of communication: Board of Supervisor's Offices, Santa Cruz, California

Type of communication: In person meeting

Person(s) initiating communication: Graham Forbes

Person(s) receiving communication: Mark Stone

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

Mr. Forbes met with me to explain the agreement that Unite Here had entered into with the hotel regarding sustainability, the fault hazard zone and public access. He went through the letter that he had sent in to the Commission dated January 22, 2010.

Date: 3/9/10 Signature of Commissioner: Signature on file

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred within seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used; such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

FORM FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

RECEIVED

OCT 01 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Name or description of project, LPC, etc.:

Hotel Del Coronado

Date and time of receipt of communication:

10/1/2009, 11:00 AM

Location of communication:

La Jolla

Type of communication (letter, facsimile, etc.):

Meeting

Person(s) initiating communication:

Graham Forbes, UNITE HERE
Bridgette Brown, L. Conroy Local 30

Detailed substantive description of content of communication:
(Attach a copy of the complete text of any written material received.)

- Asking for independent review by State Geologic Survey on earthquake issue. Reviewed the potential issues with the fault!
- Asking for a local hearing in San Diego to maximize public participation.

RECEIVED

OCT 01 2009

CALIFORNIA
COASTAL COMMISSION

Date

10/1/09

Signature of Commissioner

Signature on file

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If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION

Date and time of communication: March 24th, 2009 at 9:00 AM
(For messages sent to a Commissioner
by mail of facsimile or received as a
telephone or other message, date
time of receipt should be indicated.)

Location of communication: Hotel Del Coronado, 1500 Orange Avenue, Coronado, CA 92118

Person (s) initiating communication: William (Bill) Dodds and Kathy Breedlove

Person (s) receiving communication: Commissioner Patrick Kruer

Name or description of project: Hotel Del Coronado

Detailed substantive description of content of communication:
(If communication included written material, attach a copy of the complete text of the written
material.)

The purpose of the meeting was to discuss the Hotel Del 2008 Amended Master Plan and provide clarification on any potential issues before reaching the Coastal Commission. Bill Dodds and Kathy Breedlove, representatives of the Hotel, provided an overview of the project, the public access benefits to be provided, and use restrictions applicable to the condo-hotel portion of the project. The meeting included a site tour and tour of a Beach Village condo-hotel unit.

3/26/09
Date

Signature on file
Signature of Commissioner

RECEIVED
MAR 27 2009
CALIFORNIA
COASTAL COMMISSION

RECEIVED
MAR 30 2009
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

If the communication was provided at the same to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

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If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication.

From: dandrews
To: LWan
CC: jtford
Sent: 9/18/2009 1:43:01 P.M. Pacific Daylight Time
Subj: Del Coronado

Dear Commissioner Wan,

Please accept this as a request for an ex parte for agenda item **F6b-c / Hotel Del Coronado's Amended Master Plan** that will be heard on Friday, October 9, 2009. We are also offering a site tour from sun up to sunset that can be arranged as part of your ex parte.

Project Description:

The Amended Master Plan retains the core elements of a new conference center and 144 additional guestroom keys, while adjusting their placement on the site to accommodate site constraints and increase operational efficiencies. At full build-out Del will offer 222 condo hotel guestrooms out of a total of 901 guestrooms (approx. 25%).

The Amended Master Plan provides additional public benefits: relocation and extension of the southern portion of the Paseo del Mar for improved public access to, and views to, the beach; substantial additional street work to Ave del Sol to correct flooding problems; additional \$1M cash contribution to the City for public improvements such as public restroom along the coast (**total public benefits – approx. \$20M**)

A briefing packet with additional information will be sent separately.

Please advise your availability and interest in the site tour. Feel free to contact us at 213-891-2965 or via email if you have any questions.

Thanks,

Janet Burt for Donna Andrews

From: Carrie Downey [mailto:carrie.downey@san-diego.com]
Sent: Tuesday, September 29, 2009 12:03 PM
To: Esther Sanchez
Subject: VIsist to Coronado after Shoreline Meeting on Thursday

Hi Esther,

I hope all is well. I know you are super busy these days but was hoping you might have some time Thursday before or after the Shoreline meeting at SANDAG on Thursday.

The Hotel Del Coronado had/has an item originally scheduled for next week's CCC meeting but now is postponed until November's meeting in Long Beach. To make a long story short the City of Coronado signed an agreement with the Del years ago that would govern their multi-year master plan. Much of the plan has been implemented, including the removal of the fence and the creation of a fountain/park like area at the entrance corner, and the construction of a pedestrian walkway from Ocean Boulevard to the sandy beach across the Del property for the public as part of their construction of beach bungalows to rent out for their guests. Everything was going fine until the plans for phase 2 which includes a new conference room to accommodate larger conferences with additional guest rooms, was halted because of the recent changes in earthquake law. I won't go into the details in this email but I thought before the project came before you in November, it might help you to see the location, the existing buildings and the public access. Since you and I will be at Shoreline together on Thursday, I thought I could take you over to the Del after or before the meeting. It is only a 12 minute drive from the SANDAG offices. If you are carpooling to the meeting, I or someone from the Del can pick you up early or take you home to/from Oceanside if that would make the logistics work better and allow you to carpool one way.

If you already have plans I understand, sometimes trying to squeeze in one more thing a day just breaks the camel's back. I just wanted to make the offer since you are in our neck of the woods.

Look forward to seeing you at Shoreline where I hope we will vote to continue to monitor beach sand. See you then.

Warm Regards,

Carrie Downey
Coronado City Councilman

Receiver

SEP 30 2009

California Coastal Commission
San Diego Coast District

RECEIVED

A-6-08-COR-08-098 & 099

SEP 28 2009

EX PARTE COMMUNICATIONS

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Name or description of project: Hotel Del Coronado
Appeal No. A-6-08-COR-08-098 & 099.
Date/time of communication: September 3, 2009 @ 1:30 pm
Location of communication: K&S Ranch Pescadero
Type of communication: In person meeting
Persons in attendance: Bill Dodds, Kathy Breedlove, Susan McCabe
Person receiving communication: Steve Blank

Detailed substantive description of the content of communication:

The project representatives described the Hotel Del Coronado's 2008 Amended Master Plan.

They described the seismic buffer issue and the impact the difference a 50' buffer approved by the city and the 200' buffer requested by the union would have on the project (a 200' buffer would not allow a project.) They were concerned that the staff geologist Mark Johnsson would be on leave and not be available for commissioners questions on his findings.

They talked about the hotel/condo conversion fee and objected to any in lieu fee. They said they provided staff with an analysis of low-cost visitor serving facilities in the area which shows that there are plenty of low-cost alternatives in the area. They were concerned that the staff report would not highlight this study.

They claimed that the project had "\$20M of public improvements," so we discussed how the public would have *access* to these improvements and what signage would let the public know that they were *public* improvements.

Date: September 9th, 2009

Signature on file

Signature of Commissioner: _____

faxed 7/2/09

RECEIVED

SEP 28 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION**

Date and time of communication: August 13, 2009 @ 12 pm
(For messages sent to a Commissioner by mail or facsimile or received as a telephone or other message, date time of receipt should be indicated.)

Location of communication: San Francisco, in person
(For communications sent by mail or facsimile, or received as a telephone or other message, indicate the means of transmission.)

Person(s) initiating communication: Susan McCabe, Bill Dodds

Person(s) receiving communication: Bonnie Neely

Name or description of project: Appeal No. A-6-08-COR-08-098 & 099. Appeal by Commissioners Wan and Kruer, Concerned Citizens of Coronado, and UNITE HERE from decision of City of Coronado granting permit with conditions to Hotel Del Partners LP for the Hotel del Coronado Master Plan to include relocation of the conference center, guestrooms, and repositioning of the Paseo del Mar public easement. The south beach guestrooms are proposed to be developed with up to 85 limited term occupancy condominium hotel units and 30 resort/hotel managed commercial units under a separate coastal development permit at Hotel del Coronado, 1500 Orange Avenue, City of Coronado, San Diego County.

Detailed substantive description of content of communication: (If communication included written material, attach a copy of the complete text of the written material.)

I received a briefing from the project representatives in which they described the Hotel Del Coronado's 2008 Amended Master Plan and provided an update on how various appeal issues were being addressed with staff prior to the October hearing. They provided an overview of the project, the public improvements and various public access benefits to be provided, and described the operational restrictions applicable to the condo-hotel portion of the project. They also discussed the multi-year nature of implementing the master plan. In addition, the project representatives described how they met with coastal staff, including staff geologist Mark Johnson, on several occasions in efforts to address staff concerns, including: condo-hotel conditions, in-lieu fees and seismic information.

Date: August 17, 2009

B *Signature on file*

Signature of Commissioner *Neely*

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

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If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceedings and provide the Executive Director with a copy of any written material that was part of the communication.

RECEIVED

DEC 03 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

**FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION**

Date and time of communication:
(For messages sent to a Commissioner by mail or facsimile or received as a telephone or other message, date time of receipt should be indicated.)

September 10, 2009, 1:00 a.m.

Location of communication:
(For communications sent by mail or facsimile, or received as a telephone or other message, indicate the means of transmission.)

Bonnie Neely's Eureka Office

Person(s) initiating communication:

Graham Forbes, Representative from the San Diego Hotel Worker's Union (Unite Here Local 30)

Person(s) receiving communication:

Commissioner Bonnie Neely

Name or description of project:

Agenda Item F6b. & c.: Appeals re Hotel del Partners LP, Coronado.

Detailed substantive description of content of communication:
(If communication included written material, attach a copy of the complete text of the written material.)

Mr. Forbes, representing Unite Here Local 30, requests that the permit be denied due to Unmitigated seismic risks, impacts to public views, traffic impacts on public access, loss of sandy beach, flooding impacts and failure to amend LCP to allow condo-hotels.

Date: September 10, 2009

Signature on file


Signature of Commissioner

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceedings and provide the Executive Director with a copy of any written material that was part of the communication.

Christine Donovan

928 "A" Avenue
Coronado, CA 92118-2629
(619) 435-0779

April 29, 2009

Chairperson Bonnie Neely
California Coastal Commission
c/o Diana Lilly, Coastal Planner
San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RECEIVED

APR 30 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Chairperson Neely:

I would like to express my wholehearted support for the Hotel del Coronado's amended master plan.

By way of background, I have a master's degree in city planning, and I wrote my thesis on "Historic Preservation and Economic Development: The Potential for Heritage Tourism in the San Diego Area." I am also a part-time consultant for the Del, where I oversee the hotel's archives and write books about its history. Most importantly, I have lived in Coronado for over 30 years, where I have owned a home since 1976.

There are other people who are better qualified than I to speak to the planning and aesthetic aspects of the design, but I think I am in a unique position to provide insights about the historic importance of the plan. I have lived in Coronado long enough to realize that as the hotel has prospered, so has the town.

When I arrived in 1976 (and thought about applying for a job at the Del), the Human Resources office was tacked on to the second floor of the Victorian building, supported by stilts, and accessed via a rickety exterior staircase. But, gradually, the Del was beginning to turn, thanks to then-owner Larry Lawrence, whose "developments" (albeit unpopular with some residents) literally saved the hotel by an infusion of new sleeping rooms and meeting space (he almost doubled the number of guest rooms and provided state-of-the-art convention space).

This, in turn, turned around Coronado. In 1976, there were few fine restaurants, *except* at the hotel. Today, Coronado has many great restaurants (yes, there are now actually lots of alternatives to dining at the Del!). The same thing can be said for the added options provided by the Loews and Marriott hotels, which would have never come into being without the success of the Del. They, along with the Del, are largely responsible (via TOT) for one of my favorite Coronado amenities, the Coronado Library; at 40,000 square feet and with 157,000 books, it's about twice the size of what a town our size could afford.

The growing sophistication of our downtown businesses also speaks to the on-going sophistication of the hotel. Bay Books, for example, is an independent bookstore (a dying breed even in large cities) that stocks magazines and newspapers from around the world. And, the regionally acclaimed Lamb's Players Theatre would never have relocated in Coronado without the draw of the Del; nor could it survive on its Coronado patrons alone.

EXHIBIT NO. 24
APPLICATION NO.
A-6-COR-08-88 & 89
Letters of Support
 California Coastal Commission

When hotel founders, Elisha Babcock and Hampton Story, built the Del, they created a seaside hotel that met the exacting standards of the most discerning 19th century traveler. In other words, they created a world-class destination resort even before the term came into being. That, in my mind, is the legacy of Babcock and Story ... and their mandate for the future.

The fact is, hotels – even new ones – can become passé just like that! It's a trendy industry; so much so that as soon as a newer resort (which the consumer almost always sees as a "better") comes along, *all* already-existing resorts are threatened (but especially vintage resorts). That the Hotel del Coronado has managed to survive this inherently dog-eat-dog industry is the ultimate tribute to 121 years of visionary leadership. This was no accident of circumstances; on the contrary, the reason the Hotel del Coronado is still here, while most of its Victorian peers are not, is because it not only kept pace with the times, it kept ahead them.

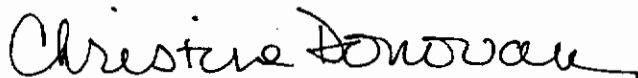
One only has to look at America's World War II resort history to see how this might have played out otherwise. During the war, every hotel languished, as did the Del, and by the time the war ended, America had moved on. Newer hotels – even motels! – took their place almost over night, and there was no going back. That the Del survived the war and the unforgiving years that followed has everything to do with its ownership: Immediately after the war, the personal wealth of two owners kept it afloat (though not prospering), and after that, Larry Lawrence did the rest.

I know that Lawrence did not have the aesthetic acumen or the sense of historic stewardship of the two owners that followed (Lowe Enterprises and KSL), but he did understand the marketplace of the future, and that's where he invested. Under his lengthy leadership, the Hotel del Coronado became brand new ... again and again and again. It is that constant movement toward the future that must be maintained. No hotel – even a contemporary one – can afford to just keep pace; it must stay ahead of the curve ... or be passed by. And to that end, implementation of the amended master plan is imperative.

The hotel's history is remarkable on many levels, but its future history is always being decided today. It is my hope that the Hotel del Coronado can continue on its historic path by continuing to set the standards to which other hotels aspire. The Del was conceived in this spirit of excellence, and with the Coastal Commission's support, the Hotel del Coronado can continue to maintain its historic excellence well into the future.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Christine Donovan". The signature is written in black ink and is positioned above the typed name.

Christine Donovan

2/

April 24, 2009

RECEIVED
APR 27 2009
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel del Coronado

Dear Chair and Commissioners:

This letter is written in support of the Hotel Del and its 2008 Amended Master Plan. The Hotel Del is a very important part of the Coronado community and we all want it to continue to be successful. So far, the Hotel has done a wonderful job with Beach Village, the new entry garden, and the Paseo beachfront walkway. The Amended Master Plan will continue these improvements, with a new conference center and guestrooms that the hotel needs to remain competitive. The new buildings and new landscape areas will be much more attractive than the surface parking that exists now, and the Paseo will be extended all the way to the boardwalk in front of the Coronado Shores. The plan also provides for historic renovations to the main hotel. These enhancements will benefit not only the hotel and the city of Coronado, but also the many visitors who come to Coronado to experience the historic hotel.

Please vote to support the Hotel Del and the Amended Master Plan, and allow these improvements to continue.

Sincerely,



Anna Kirschner
1015 Adella Avenue
Coronado, CA 92118



EMERALD PLAZA
402 West Broadway, Suite 1000
San Diego, California 92101-3585
Tel 619.544.1300
www.sdchamber.org

April 23, 2009

RECEIVED

APR 27 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms. Bonnie Neely, Chairperson
California Coastal Commission
7575 Metropolitan Avenue, Suite 103
San Diego, CA 92108-4421

Re: Appeal No. A-6-COR-08-098 & -99

Dear Chairperson Neely and Members of the Commission:

On behalf of the San Diego Regional Chamber of Commerce, please consider our strong support for the Hotel del Coronado's 2008 Amended Master Plan.

San Diego's business community is comprised largely of small businesses. Tourism is critical for our businesses and is an important component of our economy. The 2008 Amended Master Plan will further enhance the Hotel del Coronado's unique appeal to visitors from throughout the world, creating greater opportunity for local businesses to serve its guests and visitors.

The completion of these future phases of development for this landmark hotel will also provide additional and improved access to Glorietta Bay, the beach and areas of the hotel open to the public for local citizens and visitors alike. This plan would truly be a "win-win situation".

We strongly believe that approval of this project is in the best interests of the people of California and our region, and respectfully request that you deny the current appeals. We support the efforts of the Hotel del Coronado to further contribute to our region's quality of life and our tourism economy.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ruben Barrales'.

Ruben Barrales
President and Chief Executive Officer

RB/psm

THE MONGER COMPANY
STRATEGIC ADVOCATES

RECEIVED
MAY 08 2009
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 1, 2009

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Dear Ms Lilly,

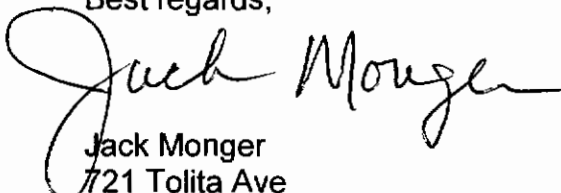
As a resident of Coronado, I am contacting you to voice my strong support for the Hotel Del Coronado Amended Master Plan.

The plan offers many benefits to our City including widened sidewalks, improved landscaping, and an extension of the Paseo del Mar connecting the board walk in front of Shores and significantly improving beach access.

The Hotel Del is a valued member of our community. Their Amended Master Plan offers additional benefits to the City over and above the original Master Plan. Those improvements include historic authenticity, better traffic movement and pedestrian access to the Hotel and beach front. In addition, relocating the surface parking underground is a huge improvement to the entire North side of the Hotel.

I urge you support in approving the Hotel Del Amended Master Plan, and thank you for your consideration.

Best regards,


Jack Monger
721 Tolita Ave
Coronado, CA 92118

RECEIVED

MAY 13 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 8, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel del Coronado

Dear Chair and Commissioners:

As a Coronado resident, I am writing to express my support for the Hotel Del and its Amended Master Plan. In order for the hotel to continue to thrive, particularly in the off-season, it needs new and improved conference facilities that can compete with other conference destinations. The hotel also needs newer guest rooms to continue to attract the leisure traveler who is looking for more modern accommodations. The new plan makes significant improvements to the hotel property that benefit not only guests of the hotel, but also residents and visitors, such as extending the Paseo to connect with the boardwalk in front of the Coronado Shores.

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,



Barry Brown
867 F Ave
Coronado CA 92118

RECEIVED

MAY 18 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 14, 2009

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Ste. 103
San Diego, CA 92108

Re: Hotel Del Coronado Amended Master Plan

Dear Ms. Diana Lilly,

As a Coronado resident, I have been very impressed by the first phase of improvements at The Del. The Del plays a big part in Coronado by bringing revenue to the local businesses and making it a beautiful place to live by the residents. The Del needs modern amenities such as the widened sidewalks, the new traffic signal for safety and will improve traffic circulation. Also, the majority of parking will be underground, eliminating a lot of the problems that exists today!

I very much support the Hotel Del's Master Plan. Thank you for your consideration.

Warmest Regards,



Sabrina Mills
1607 Glorietta Blvd.
Coronado, CA 92118

Diana Lilly

Subject: FW: information requested

Bill,

I am eager and pleased to support the Hotel Del and as 30 year resident of Coronado I sincerely appreciate all you and the Del leadership have done to advance this most important project.

Diana if you need any further details or reasoning for this absolute, unconditional support for the Del, please feel free to call me at 1-619-429-4449. I have NO ECONOMIC or BUSINESS affiliations with the Hotel Del and I have never taken or given the Del any money for political events, causes or candidates.

Thanks Diana for your service to our wonderful state and in advancing our coastal values and treasured assets.

God bless,

Tom

5/20/2009

RECEIVED

JAN 12 2009

Captain Walter R. Heinecke, U.S. Navy (Retired),
725 Adella Avenue
Coronado, CA 92118
Tel: 619-435-8073 ~E-mail: WHeinecke@aol.com

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO EAST DISTRICT

January 7, 2009


Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

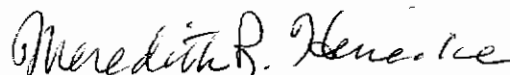
Dear Commissioners:

The purpose of this letter is to demonstrate our support for the Hotel Del Coronado Amended Master Plan. This expansion provides for a new conference center and guestrooms, which are necessary for the hotel to remain competitive into the future. The first phase of improvements has shown that new additions will be true to the architecture and history of the Victorian hotel, and this Amended Master Plan has the support of the prestigious Save Our Heritage Organization (SOHO). From my own personal experience, I can attest to the validity of SOHO's support. I own a Queen Anne Victorian home in Coronado which is a year younger than the Del, and SOHO assisted us in the renovation of this 120 year old classic, insisting that we maintain the highest standards of restoration. If SOHO stands behind the Amended Master Plan, then I have every confidence that the new construction will be in keeping with the historic traditions of the Hotel Del Coronado.

As long term Coronado residents, it is clear to us that what is good for the Hotel Del is good for the community. The Hotel is the brand of Coronado and, in many ways, the signature for all of San Diego. This plan will clearly enhance the capabilities of the Hotel Del which directly benefits our community. This is very significant in these austere times of fiscal challenge. Therefore, I ask that you to allow the Amended Master Plan to go forward.

Sincerely,


Walter R. Heinecke
725 Adella Avenue
Coronado, CA 92118



Meredith R. Heinecke
725 Adella Avenue
Coronado, CA 92118

RECEIVED

JAN 12 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Committee
C/O Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA. 92108

January 6, 2009

Dear Ms. Lilly,

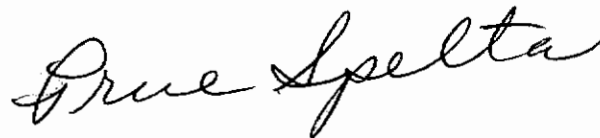
I am an owner at Coronado Shores – 1770 ADM #105.

I am a proponent of the Hotel del Coronado's expansion plan. I believe, the entire city will benefit when this project is approved, and implemented

As a neighbor to the Hotel del Coronado I am thrilled with the plan to get rid of the existing parking lot. What a great beautification that will accomplish. I love the idea of moving the entry to the original location.

The Hotel, in my opinion, is the city. If they are not allowed to complete their expansion program, everyone who lives here will be affected. I cannot believe that a small fraction of our population can keep this plan from being completed. Let us please approve this program.

Regards,



Primary Address: Prue Spelta
9 Augusta Drive
Rancho Mirage, CA 92270
(760) 321-7011

14

RECEIVED

JAN 12 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 8, 2009

Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Dear Commissioners:

I am writing this letter in support of the Hotel Del and its Amended Master Plan. A few months ago, I happened to be in the audience at the Coronado City Council meeting when this issue was discussed (I was there concerning another matter) and was glad I was there because it gave me a chance to speak up at that meeting in support of the Hotel Del. However, I will not be able to attend the California Coastal Commission hearing, thus my reason for a letter in lieu of attendance.

As I am an interested and proud Coronado resident I have been very impressed by the first phase of improvements at the Del, including Beach Village and the new entry garden. The new addition respects the character and traditions of the Historic Hotel, while providing modern amenities to keep the hotel competitive into the future, which I think is imperative to keep this crown jewel sparkling at it's finest in the years to come.

The Amended Master Plan includes a new conference center and guestrooms. This expansion and continued enhancement of the Del is directly related to the future of this historic hotel, and the success of the hotel is vitally important to the city of Coronado.

The Hotel Del offers many unrealized benefits and enhancements to our city which I think goes unrecognized for a community our size. So with my most emphatic request, I ask that you support the Hotel's Amended Master Plan.

Sincerely,



Christopher Finch
844 E Avenue
Coronado, CA 92118

DL

Glorietta Bay Inn

Celebrating 100 Years

RECEIVED

JAN 12 2009

CALIFORNIA
COASTAL COMMISSION
SAN PIERRE COAST DISTRICT

January 7, 2009

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

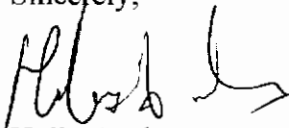
Dear Chair and Commissioners:

This letter is written in support of the Hotel Del and its Amended Master Plan. The Glorietta Bay Inn is located directly across the street from the Del and benefits from its overflow hotel guests. The Hotel Del is truly an ally of the Glorietta Bay Inn and other local businesses. Additional enhancements to the Hotel will bring more visitors to the Coronado coast. This will not only increase occupancy for the Del, but will have a corresponding positive effect on occupancy at other local hotels and visitor serving businesses in Coronado.

Other improvements to the hotel such as underground parking and new garden areas, and expansion of the Paseo del Mar, will be a benefit to the Coronado community as well as to coastal visitors.

Please support the Amended Master Plan and the continued improvements of the Hotel del Coronado.

Sincerely,



Holly Ansley
General Manager

RECEIVED

JAN 14 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Vice Admiral Edward H. Martin
United States Navy (Retired)
729 Guadalupe Avenue
Coronado, California, 92118
U.S.A.

January 12, 2009

Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

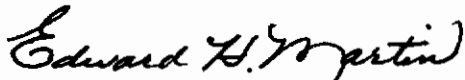
Dear Commissioners:

This letter is written in support of the Hotel Del Coronado and its Amended Master Plan. As an interested and concerned Coronado resident I have been most impressed by the first phase of improvements at the Del, including Beach Village and the new entry garden. The new addition maintains and enhances the character and traditions of this Historic Hotel, the focal point of the charm and attraction of Coronado. In order to remain competitive and continue as a world class resort into the future, the Hotel Del must continue to be modernized and grow in appeal to increasingly sophisticated clientele. Otherwise it will wither to the detriment of Coronado, San Diego, and the area in general.

The Amended Master Plan includes a new conference center and guestrooms. This expansion and continued enhancement of the Del is directly related to the future of this historic hotel. The success of the Hotel Del Coronado is vitally important to the region.

As a citizen of Coronado with no personal vested interest, I request your support of the Hotel's Amended Master Plan in order to realize the many benefits and enhancements for the community and its visitors.

Sincerely,



Edward H. Martin

DL

RECEIVED

JAN 14 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Jefferson Allison 111

8 January 2009

Chairperson Bonnie Neely and Members of the California Coastal Commission
San Diego District Coast Office
Sherilyn Sarb, Deputy Director
Deborah Lee, District Manager
7575 Metropolitan Ave., Suite 103
San Diego, CA 92108-4402

Re: Amended Master Plan
Hotel del Coronado, Coronado, CA

Dear Commissioners and Staff:

Again, my apologies for not delivering this message in person, but I will be out of the country during your scheduled Hearing. Nevertheless, I felt it imperative to voice my thoughts on this important issue ... not only for the Hotel's economic future but also for the long-term benefit to the thousands of visitors that grace our community each year.

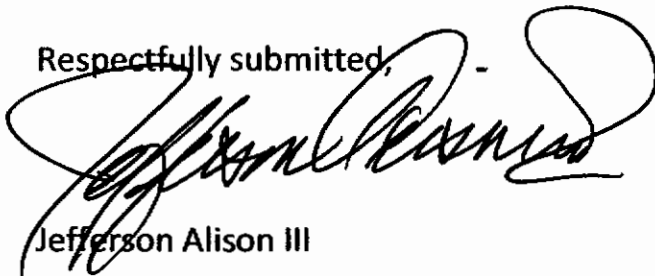
I have personally attended virtually all of the Hotel's presentations to various City Commissions, the City Council and numerous "citizen groups" that have been held to introduce this Amended Master Plan to the community as a whole. After all the presentations, the overwhelming consensus has been strong support for the needed changes to the originally approved Master Plan. The single negative that has been consistently expressed is that the new ballroom/meeting facility structure with some condo-hotel units (an economic necessity in today's financial markets) and underground parking and loading facilities is too massive as proposed and, as a result, does not provide an esthetically pleasing view looking from the South toward the historic Victorian building.

As you know, the discovery of an earthquake fault line through the hotel property where earlier construction was planned, has necessitated this amendment. Many of us who have closely followed this hotel project since 2001 actually believe that this amendment is a significant improvement over the original Master Plan.

Not only will the Hotel be able to build a ballroom/convention meeting facility that will be more functional and , most importantly, more complete in the national market it which it must compete, but will also be able to underground most of the on-site parking and necessary hotel operations, thus freeing up a great deal of open landscaped space on the site. Probably the most significant amenity, however, is the relocation of the publically accessible Paseo del Mar. This one change will allow pedestrian traffic (emergency vehicles also) to be able to move along the edge of the beach from the end of Ocean Blvd to the fence at the Naval Amphibious Base. In fact, for the first time, this literally opens up the entire Coronado beach front between our Naval Bases to our visitors and residents!

I strongly urge you to approve this Amended Master Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jefferson Alison III", written over the typed name below.

Jefferson Alison III

1057 Ocean Blvd.
Coronado, CA 92118
(619) 435-3632

RECEIVED

JAN 14 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 6, 2009

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

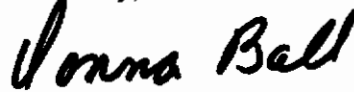
Dear Chair and Commissioners:

This letter is written in support of the Hotel Del and its Amended Master Plan. The Hotel Del has a strong, positive impact on the entire Coronado community through increased tourism expenditures and their accompanying tax revenues. The continued build-out of the Master Plan, with 144 additional hotel guestrooms and a new conference center, along with historical renovations, is necessary to provide for the sustainability of the Hotel as a world-class conference and leisure destination.

Additionally, the Amended Master Plan includes numerous public amenities such as widened sidewalks around the property, additional landscaping, and an extension of the Paseo del Mar, providing additional recreational opportunities for visitors and improved access to the beach.

For these reasons, we ask the Commission to support the Hotel Del Amended Master Plan, and the benefits it will bring to this coastal community.

Sincerely,



Donna Ball
Immediate Past President
Coronado Chamber of Commerce

cc: Mark Ochenduszeko, Coronado City Manager
Coronado City Council



875 Orange Avenue, Suite 102
Coronado, CA 92118

(619) 435-9260 [phone]

(619) 522-6577 [fax]

www.coronadochamber.com

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January 20, 2009

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JAN 23 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Ms. Bonnie Neely, Chairperson
California Coastal Commission
7575 Metropolitan Avenue, Suite 103
San Diego, CA 92108-4421

Re: Appeal No. A-6-COR-08-098 & -99

Dear Chairperson Neely and Members of the Commission:

On behalf of the San Diego Convention & Visitors Bureau (ConVis), I urge your support of the Hotel del Coronado's 2008 Amended Master Plan.

As you well know, the Hotel del Coronado is a world-renowned attraction and an iconic symbol of San Diego that contributes significantly to the local economy and to the promotion of our region around the globe. The 2008 Amended Master Plan, which provides for a new conference center and additional hotel guest rooms, will further enhance this historic landmark and increase its capacity to host visitors from throughout the world. In addition, the Amended Master Plan will enhance public access and improve pedestrian connections to Glorietta Bay and to the beach, which will benefit Coronado residents as well as residents throughout the greater San Diego community.

Our region takes great pride in the Hotel del Coronado, and the 2008 Amended Master Plan represents the culmination of a planning process designed to ensure the long-range stewardship of this historic property.

Again, I encourage your support of this important project and urge you to deny the appeals.

Sincerely,

David Peckinpugh
President and CEO



2215 India Street
San Diego, CA 92101-1725 USA
Phone 619.232.3101
Fax 619.696.9371

www.sandiego.org

THE OFFICIAL TRAVEL RESOURCE FOR THE SAN DIEGO REGION

24

Daniel Parker Orr
320 Second Street
Coronado CA 92118
619.435.3496 – 619.522.2155 – danielparkerorr@yahoo.com

January 5, 2009

RECEIVED

JAN 08 2009

California Coastal Commission
c/o Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Commissioners,

I am writing in support of the Hotel del Coronado's updated master plan and I ask that you support their application as well so that they can get on with this project.

I have lived in Coronado for almost thirty years (and under the Coastal Commission for its entire existence) and I can tell you first, and foremost, that the Hotel Del has been a model corporate citizen. Every project that they've completed has given the people of Coronado either a more beautiful vista or better access to the beach, or both. Everything they've done has been done with complete consultation with the city and its citizens.

I firmly believe that the Hotel del Coronado has earned the benefit of the doubt.

There is something crazy about people in fifteen story buildings complaining about blocking views. The Hotel Del knows how to run a profitable hospitality business and what it is going to take to keep that business competitive and profitable. I am not in favor of amateurs second-guessing the professionals.

The Hotel Del is the economic engine of the City of Coronado. We should be doing everything that we can to help them maintain their competitive position. I'm quite sure that just about everyone in Coronado save a few living in one tower of the Shores would agree.

Please, let's get on with the improvements. The sooner The Del gets to implement its master plan the sooner we citizens get to enjoy it.

It is my request that the commissioners of the Coastal Commission add their support to the Hotel Del's master plan, as it is, so that the work can begin.

Sincerely,


Dan Orr

24/

RECEIVED

FEB 18 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 11, 2009

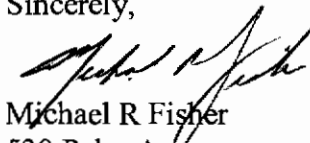
Chairperson & Coastal Commissioners
California Coastal Commission
San Diego office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Re: Appeal No. A-6-COR-08-098 and 099

Dear Chair and Commissioners:

I have lived in Coronado for 10 years, and the Hotel Del is a very important part of our community. We all want the hotel to continue to be successful. The 2008 Amended Master Plan provides for this by adding a new conference center and guestrooms. The plan also continues many of the improvements already begun such as wider sidewalks along Orange Avenue and the extension of the Paseo del Mar. The hotel will be made even more beautiful by replacing the ugly surface parking with landscaping and new buildings. We hope that you will vote support The Del and the Amended Master Plan so that this enhancements can continue.

Sincerely,



Michael R Fisher
539 Palm Avenue
Coronado, Ca 92118

34
RECEIVED

FEB 26 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 11, 2009

Chairperson Bonnie Neely
California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Re: Appeal No. A-6-COR-08-098 and 099

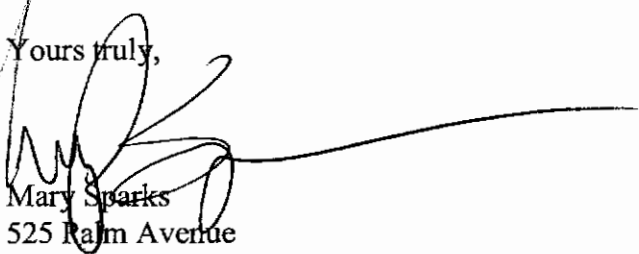
Dear Chairperson Neely:

As a long-time Coronado resident I have been very interested in the Hotel Del's Amended Master Plan. After hearing more about the plan, I believe that it provides significant benefits to the city of Coronado and to the general public. Previously the hotel has been walled off from the community, with a chain link fence blocking access from the north side and only a narrow sidewalk along Orange Avenue. Now the hotel is opened up to the village and to visitors with a new entry garden, wider sidewalks with landscaping, and a pathway directly through the hotel property that connects to the new Paseo along the beach.

The Amended Master Plan will provide even more public benefits, with a new traffic signal and crosswalk at Avenida del Sol and continuation of the Paseo along the beach past the hotel property. Having seen Beach Village, I am sure that the new conference center and guestrooms will be just as beautiful, and will certainly be an improvement over the existing surface parking lot in this location.

Thank you in advance for your support of the hotel's plans.

Yours truly,



Mary Sparks
525 Palm Avenue
Coronado, Ca 92118

April 19, 2009

RECEIVED

MAY 13 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Appeal #A-6-COR-08-098 & 099

Dear Chair and Commissioners:

I wish to express my support of the Hotel Del's 2008 Amended Master Plan coming before you.

The Hotel Del is one of the most remarkable properties in Coronado, not to mention all of California and I am very pleased with the obvious thought and consideration the hotel's management has shown on other improvements to the historic property in the eight years I have lived here. Based upon my careful review of the 2008 Amended Master Plan, I am convinced these improvements I've experienced as a resident will continue.

I feel our community would really benefit from the proposed conference center, guestroom wings and expansive new landscape areas. These will be so much more attractive than the surface parking that exists now. As a resident, I also love the proposed beach paseo extension to the boardwalk in front of the Coronado Shores. These new enhancements will benefit not only the City of Coronado, but also the visitors who come to Coronado.

I urge you to vote in support the Amended Master Plan. Thank you.

Sincerely,



Tom Greer
91 Antigua Court
Coronado, CA 92118

DL

RECEIVED

JUN 03 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 29, 2009

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Appeal No. A-6-COR-08-098 and 099

Dear Chair and Commissioners:

This letter is written in support of the Hotel Del and its Amended Master Plan. Local businesses in Coronado like mine rely upon the Hotel Del to generate traffic to our establishments, particularly in the off-season. In addition to keeping The Del beautiful, we want it to remain a vital conference and leisure destination for many years to come. The continued build-out of the Master Plan, with its new conference center and additional guestrooms, is necessary for the hotel to remain competitive with other newer hotels and conference centers that continue to enter the market.

As a Coronado resident and small business owner of an event coordinating firm, I am also excited about other benefits of the Amended Master Plan, including underground parking, widened sidewalks around the property, and the extension of the Paseo del Mar beachfront walkway.

Please support the Amended Master Plan for the Hotel del Coronado and the many benefits it will bring to our community.

Sincerely,



Amanda McPhail
Creative Affairs by Amanda
Coronado Chamber of Commerce Board of Director

24

RECEIVED

JUN 03 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Doris M. Willis
299 Prospect Place
Coronado, CA 92118

May 25, 2009

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Dear Commissioners:

As a longtime resident of Coronado, I am looking forward to the all the improvements proposed in the Hotel Del Coronado Amended Master Plan. Our community will enjoy many benefits to be derived by the future success of the Hotel and the important public amenities that are part of the plan.

Several aspects are very important to me:

- **Quality:** The Del has proven its commitment to quality design and construction with the beautiful buildings in the first phase, including Beach Village and the new entry garden.
- **Historic Preservation:** The new addition respects the character and traditions of the Historic Hotel, while providing modern amenities to keep the hotel competitive into the future. The Amended Master Plan relocates the hotel main entry to its historic location, continues the restoration of the Historic Hotel and provides much-needed façade renovations to Grande Hall.
- **Public Access:** The Paseo del Mar beachfront walkway has improved access to the beach for Coronado residents and visitors. Continuation of this beach-front walk to connect to the boardwalk in front of the Coronado Shores, as well as the widened sidewalks around the property, will complete the pedestrian access to the glorious beachfront of Coronado.

The Hotel del Coronado is a landmark treasured by Coronado residents and visitors. Its continued success is key to our town's long-term prosperity. The Master Plan opens the site to enjoyment by all: hotel guests, day visitors and residents alike. I remember how much my mother enjoyed watching the sunsets, but as she aged it became very difficult to access viewing areas along the rock berm on Ocean Blvd. When I walk along the Paseo I am grateful to the Hotel for providing this access that she would have loved. I will continue to enjoy this stroll as I get older, as I now share it with my children, grand-children and even my toddler-age great-grandchildren.

Please approve the Hotel del Coronado Amended Master Plan for all citizens to continue enjoyment of this special historic landmark and the natural beauty of Coronado beach.

Thank you for your consideration,

Doris M. Willis
Doris M. Willis

James Biafore
926 Orange Ave
Coronado, Ca. 92118
May 29, 2009

RECEIVED

JUN 03 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Appeal No. A-6-COR-08-098 and 099

Dear Chair and Commissioners:

I am writing in support of the Hotel Del and its Amended Master Plan. Businesses like my restaurant rely upon the Hotel Del to generate traffic to our establishments. The tourists that the Hotel Del brings to the island support many family run businesses, especially in the off season.

As a local, I have reviewed the master plan and not only support the Hotel Del in its efforts to remain competitive I applaud their continued investment in this property.

The Hotel Del has become a culture icon to our city. I as well as my friends in the local community want the The Del to remain competitive and continue her proud tradition of not only bringing visitors to the island but also The Del's unwavering support of the local community.

Please support the Amended Master Plan for The Hotel del Coronado and the many benefits it will bring to our community.

Sincerely,



James Biafore
Chance Bistro

4/

May 30, 2009

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lily, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RECEIVED
JUN 03 2009
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

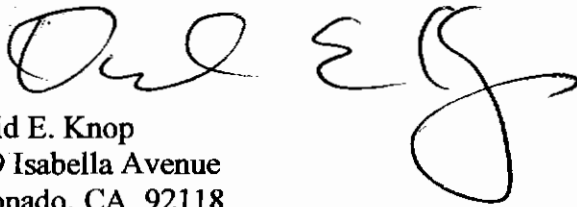
Re: Appeal No. A-6-COR-08-098 and 099

Dear Chair and Commissioners:

As resident of Coronado, I support the Hotel del Coronado and its Amended Master Plan. In my view benefits will accrue from the approval of this plan for the residents of Coronado, San Diego, and San Diego County by maintaining a vital conference and leisure destination that contributes significantly to the area economy without degradation of the local ecology.

I am excited about the benefits of the Amended Master Plan that include much needed underground parking, widened and extended sidewalks around the property.

Sincerely,



David E. Knop
1119 Isabella Avenue
Coronado, CA 92118
619-435-8047
www.davideknop.net

LAW OFFICES OF
ROBERT T. PLUMB, II
MAILING ADDRESS: P.O. BOX 180734, CORONADO, CA 92178-0734
TELEPHONE (619) 437-4261, FAX (619) 437-4284

May 13, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel del Coronado
In reply please refer to our file reference 09-Hotel Del

Dear Chair and Commissioners:

I have been a resident of the City of Coronado for 58 years. I have seen many changes, including to the Hotel Del Coronado. I have also had an opportunity to listen and read information about the current plan that is now before your Commission. Also, I have no economic interest, only that as a resident who lives right around the corner from the Hotel Del.

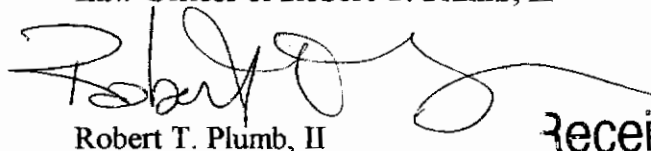
What prompted me to write is the statement by candidates for the City Council. I was amazed to learn that the plan is even at issue. The statements made show they do not understand the plan and/or are just not willing to allow any changes in any existing Coronado businesses or buildings.

The Hotel must change to survive. If the Hotel cannot survive, then Coronado would be severely affected. Those that say differently are just not aware of how competitive the tourist industry is, especially in this current economic environment.

The plan that is being presented both preserves the hotel as a business that can compete and the historic look and feel of the hotel. We are lucky the Hotel is willing to develop a plan and see it thru, especially with a minority who will do what it takes to block their every effort. Their efforts and expense will benefit my kids and Coronado for many many years.

I would request the Commission vote to allow the amended plan. If you have any questions, please don't hesitate to contact me.

Very truly yours,
Law Offices of Robert T. Plumb, II



Robert T. Plumb, II

Receiver

MAY 15 2009

California Coastal Commission
San Diego Coast District

RECEIVED

JUN 04 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 30, 2009

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Appeal No. A-6-COR-08-098 and 099

Dear Chair and Commissioners:

I am writing this letter in support of the Hotel del Coronado and its Amended Master Plan. I am a local business person in Coronado, and businesses like mine depend on the Hotel Del to generate visitors to our establishments. This is especially critical during the "off-season," since I do not think we could survive without the "traffic" brought to our town without the help of the Hotel Del. Not only do we want The Del to remain beautiful, but we want it to remain a vital conference and leisure destination for a long time in the future.

As an interested Coronado resident and business person, I have been very impressed and enthusiastic by the first phase of the improvements at The Del, including the Beach Village and the new entry garden. The new addition respects the character and traditions of the Historic Hotel, and provides modern amenities to keep the hotel competitive for many years to come. The Paseo del Mar beachfront walkway has improved access to the beach for visitors as well as Coronado residents.

Along with other businesses and residents of Coronado, I feel strongly that the Amended Master Plan, with the addition of a new conference center and 144 guestrooms, is vitally important to the sustainability of the Hotel as a premier destination resort. The Amended Master Plan provides significant benefits to our community, such as the relocation and extension of the Paseo del Mar closer to the beach along the Hotel property, and then around the Avenida del Sol cul-de-sac, continuing to the boardwalk along the Coronado Shores. This will provide recreational opportunities for visitors as well as Coronado residents by improving the access to the beach.

I am especially impressed by the fact that the Amended Master Plan relocates the hotel main entry to its historic location. The new traffic signal to be installed at the intersection of Orange Avenue and Avenida del Sol will improve traffic circulation around the Hotel entry, and provide a signalized crosswalk for pedestrians crossing busy Orange Avenue. Currently, this is a very dangerous situation for both vehicles and pedestrians, as I have personally witnessed several near accidents in this vicinity.

In conclusion, I urge you to please support the Amended Master Plan for the Hotel del Coronado for the many benefits that it will bring to our Coronado community.

Sincerely,



Spiro J. Chaconas, owner
"Spiro's Gyros," Coronado's Greek Café

RECEIVED

JUN 04 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 29, 2009

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Appeal No. A-6-COR-08-098 and 099

Dear Chair and Commissioners:

Please support the Hotel Del Coronado's Amended Master Plan and allow for this important project to move forward as soon as possible.

It is noteworthy that the Hotel Del Coronado wants to make this investment in this economic environment. The associated economic impacts cannot be overlooked but beyond these positive impacts, this project will greatly enhance the community. I applaud this project as being sensitive to community and neighbor concerns. While it is almost impossible to please everyone, the Hotel Del Coronado has made great efforts to do so with this project.

Most importantly, this project will:

- increase tax revenues to the City at a time when local government faces a difficult fiscal climate;
- respect the traditions and character of The Del but make it competitive and attractive as a world class conference and leisure destination;
- provide numerous public benefits such as widened sidewalks, additional landscaping and improved access to the beach.

Please support the Amended Master Plan as soon as possible so that the community can begin enjoying the benefits of these improvements.

Best regards,



Brian Gray
Director
Coronado Chamber of Commerce

24
RECEIVED

JUN 01 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 25, 2009

California Coastal Commission
C/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Dear Ms. Lily,

I am writing to urge you and the Commission to act favorably in regards to the Hotel del Coronado Amended Master Plan. I resided in Coronado for over 20 years and have watched carefully as the Del has moved through the Master Plan process.

The Hotel del Coronado has been the iconic center of this small community since its inception. The Del has provided a major source of Coronado's General Fund and has been a good friend and neighbor to the community. The completion of the first phase including Beach Village and the entry garden reinforces the hotel's commitment to development that is architecturally appealing and sensitive to its surroundings. The addition of the Paseo del Mar has improved access for Coronado residents and visitors alike.

As the Hotel strives to remain competitive as a world-class conference and leisure destination, it is imperative that they be allowed to continue their plan in order to compete in the future hospitality market. The plan allows for 144 additional hotel rooms and a new conference center. It also provides numerous public amenities such as sidewalks, beach access, landscaping, and underground parking. This expansion will continue to increase its contributions to the City of Coronado via increased tourism, taxes, etc.

In this day and age, historic preservation plays a very large role in this community. I served as a member of the Business Area Advisory Committee (BAAC) for ten years and during that time our focus was on restoring the sense of community. We developed the Business Areas Development Plan (BADP) that continues to serve as the inspiration for preserving the integrity and vitality of the island business community. Obviously the Del is the most valuable historic resource on the island. The Amended Master Plan will provide for the continued restoration of the hotel and will allow façade renovations to Grande Hall which will greatly enhance the visual aesthetics along Orange Avenue as well as return the entry to its original location. Again, benefiting Orange Avenue and the community as a whole.

Thank you in advance for your support in helping to insure the successful future of the "Grand Old Lady".

Best regards,



Valerie Willis

26
RECEIVED

JUN 01 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT



CROWN CITY
INN & BISTRO
CORONADO ISLAND

May 29, 2009

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Appeal No. A-6-COR-08-098 and 099

Dear Chair and Commissioners:

This letter is written in support of the Hotel del Coronado and its Amended Master Plan. The Hotel del Coronado is extremely important to the city of Coronado, both for its businesses and residents. Continued improvements to any property make for a nicer place to visit and live.

The Amended Master Plan would continue the beauty and history of the Hotel del Coronado which would in turn continue and/or add business in Coronado. A strong Hotel del Coronado and its surroundings are very important to my small hotel business, especially in the off-season when overflow from its conferences help fill my small hotel. It is very important because when my guests visit the beach, they can say they had a good experience. They will have better access to the beach with the Amended Master Plan. We have already seen immense improvements with the first phase of the improvements of the Hotel del, and I would like to see those improvements carried out to their ending phase.

From a Coronado resident standpoint, there are some in Coronado who want zero change. I am not of this opinion, and know many who agree with me. The first phase of the improvements at the Hotel del has improved it so much. It is cleaner, more attractive, there is more open space, and the beachfront walkway makes a walk on the beach so much more enjoyable. The Amended Master Plan will allow the continuation of this along the rest of the hotel property and on down to the Coronado Shores.

Please support the Amended Master Plan for the Hotel del Coronado and the many benefits it brings to our community.

Sincerely,

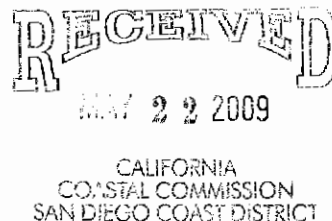
Melissa W. Miller
Crown City Inn



120 C Avenue, Suite 170, Coronado, CA 92118
phone: (619) 554-1300 • toll free: (800) 200-5524 • fax: (619) 554-1399
email: WealthManagement@GenslerGroup.com • www.GenslerGroup.com

May 14, 2009

California Coastal Commission
c/o Dianna Lilly, Coastal Planner
7575 Montgomery Drive
Suite 103
San Diego, CA 92108



Dear Diana,

I am writing this letter to voice my opinion and give support for the Hotel Del Coronado Amended Master Plan.

I have been a homeowner and resident in Coronado for the last 13 years and am very familiar with the changes that have been made and are being proposed to further improve the hotel site. I have been very impressed by the first phase of improvements at the Del. I feel these changes have respected the character and traditions of the historic hotel and has allowed it to remain competitive in the present difficult economic environment. The build out of the Master Plan with 144 additional guestrooms and a new conference center is necessary to provide for the sustainability of the Hotel as a world class conference and leisure destination. It is my understanding that the Amended Master Plan includes numerous public amenities such as widened sidewalks, additional landscaping and improved access to residents and visitors to the beach.

Besides the aforementioned, I believe the hotel has a strong and positive impact on the entire community through increased tourism expenditures and their accompanying tax revenues. This will allow our community to remain fiscally strong moving forward. I have talked with many Coronado small business owners who have said that they rely on the hotel to generate traffic to their establishments, particularly in the offseason.

Thank you for your consideration in supporting the Hotel Del Coronado.

Best regards,

Michael B. Privett CLU, ChFC
Wealth Advisor

DL

1034 Loma Avenue
Coronado, CA 92118
May 19, 2009

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RECEIVED

MAY 28 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Lilly

My name is Robert H. Campbell, and I am writing to you as a concerned home owner and resident of Coronado. The purpose of this letter is to convey to you my strong support of the Hotel Del Coronado Amended Master Plan August 2008. My concern is the apparent opposition to the amended plan and the resulting delay. I want to assure you up front that I am not an employee of the Del, nor do I receive any support or compensation from them in any. My wife and I live approximately a block and a half from the hotel, and belong to the Del club which is designed to encourage residents to use the hotel facilities. We, along with our neighbors, occasionally use the restaurants and shops at the hotel, but that is our only connection to the establishment. However, the Del is in every sense of the word a close neighbor of ours.

Needless to say, as an interested Coronado resident I have been very impressed by the first phase of the improvements at The Del. The Beach Village, the new entry garden, and the Paseo del Mar beachfront walkway have dramatically improved the appearance of the resort and increased access to the beach for all Coronado residents and visitors.

As you know, the Amended Master Plan includes numerous public amenities such as widened sidewalks around the property, additional landscaping, and an extension of the Paseo del Mar connecting it to the boardwalk in front of the Coronado Shores. The amended plan relocates the hotel main entry to its historic location, and the new traffic signal at the intersection of Orange Avenue and Avenida del Sol will improve traffic circulation around the Hotel entry and provided a signalized crosswalk for pedestrian access to the beach and to Glorietta Bay. The new entry will also eliminate the dangerous situation which currently exists for any driver exiting The Del today and attempting to turn left on Orange.

With the completion of the Amended Plan the majority of parking will be underground; eliminating much of the unsightly surface parking that exists today. It also provides for new landscaped areas, and for the continued restoration of the Historic Hotel. As you drive around the island of Coronado, you can't help but notice all the new construction and remodeling that we as residents are undertaking. Having The Del join us in investing in the future of this area is truly exciting and positive.

The Hotel Del Coronado is truly an internationally recognized attraction to San Diego in general. But it wasn't always that way. A few years ago a major article in the Wall Street Journal (entitled "Some Like It Musty") described a resort that had passed its prime and was on a path to oblivion. In today's highly competitive world such a perception can be deadly. Today, as the management and owners of The Del work and invest in its future, the situation is totally different.

The Del has a strong and positive impact on the entire Coronado community through increased tourism expenditures and their accompanying tax revenues. Local businesses rely on the Hotel Del to generate traffic to their establishments, particularly in the off-season. The build-out of the Master Plan, with 144 additional hotel guestrooms and a new conference center is necessary to ensure competitiveness and provide for the sustainability of the Hotel as a world-class conference and leisure destination.

I realize that some people question the Amended Master Plan, and frankly would hope to delay it indefinitely. Change is difficult for some to accept. There often is comfort for them in leaving things the way they were. But we live in highly competitive and uncertain times, and the greater San Diego area is indeed fortunate to not only have The Del as a major worldwide attraction, but to have it owned and led by individuals who want to preserve the historic while raising the standard for international resorts, as well as be sensitive to the needs of the community. I haven't conducted any formal poll of the community, but in my opinion the vast majority of people who live, work and are otherwise invested in the community of Coronado are totally in support of the Amended Master Plan of The Del Coronado Hotel and urge you to grant your approval.

Thank you for your consideration of my request.

Sincerely



Robert H. Campbell

cc: William J. Dodds
Vice President, Development
Hotel Del Coronado

DL

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RECEIVED

MAY 21 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

To Whom it May Concern,

I am a resident of the city of Coronado and write to you in support of the Hotel del Coronado's amended first phase of their improvement plan. Their first phase which includes the Beach Village area and the new entry garden certainly respects the character and traditions of the Historic Hotel, while providing modern amenities to keep the hotel competitive into the future. The Paseo del Mar beachfront walkway has improved access to the beach for Coronado residents and visitors. I walk with friends on that walkway almost every weekend and stroll down that public walkway to introduce guests to our city.

The Hotel Del has a strong, positive impact on the entire Coronado community through increased tourism expenditures and their accompanying tax revenues. Local businesses rely upon the Hotel Del to generate traffic to their establishments, particularly in the off-season. The Hotel Del's growth stimulates the success of most other businesses in town, all which generate sales tax and TOT to our local economy. The build-out of the Master Plan, with 144 additional hotel guestrooms and a new conference center, is necessary to provide for the sustainability of the Hotel as a world-class hospitality destination.

The Amended Master Plan includes numerous amenities that residents, guests to the hotel and tourists will affect their enjoyment of this property such as widened sidewalks around the property, additional landscaping, and an extension of the Paseo del Mar connecting to the boardwalk in front of the Coronado Shores. This provides recreational opportunities for residents and visitors and improved access to the beach.

I believe that the Amended Master Plan does much to restore the historical integrity of this historic landmark by relocating the hotel main entry to its historic location. The plan also provides for the continued restoration of the Historic Hotel and much-needed facade renovations to Grande Hall.

From my understanding, there is much that this plan will do to help improve traffic and transportation around the property. The new traffic signal to be installed at the intersection of Orange Avenue and Avenida del Sol will improve traffic circulation around the Hotel entry and provide a signalized crosswalk for pedestrian access to the beach and to Glorietta Bay. With the Master Plan improvements, the majority of parking will be underground, eliminating much of the unsightly surface parking that exists today and providing for new landscaped areas and a garden setting.

I join many other residents who believe there are many reasons to support the Amended Master Plan as it improves our city's quality of life in beauty, traffic issues, and sustainability economically. I urge the California Coastal Commission to vote favorably on this project that will help Coronado now and into the future.

Sincerely,
Susan Enowitz *Susan Enowitz*
525 Alameda Blvd.
Coronado, CA 92118

Coronado Schools Foundation

201 Sixth Street, Coronado, CA 92118
619.437.8059 PHONE 619.437.0340 FAX
WEBSITE: www.csfkids.org



GREAT SCHOOLS. GREAT KIDS.

RECEIVED

JUN 15 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

June 9, 2009

BOARD OF DIRECTORS OFFICERS

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Spiro Chaconas
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Development Coordinators

Sue Runyon
Operations Coordinator

Megan Stanley
Executive Assistant

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, California 92108

Re: Hotel Del Coronado Amended Master Plan

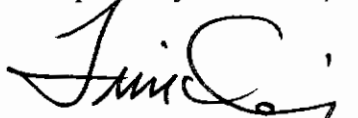
Dear Chair and Commissioners:


This letter is submitted in support of the Hotel del Coronado's Amended Master Plan, which we understand is currently on appeal before the California Coastal Commission. The Coronado Schools Foundation ("CSF") is a community nonprofit organization that raises funds to provide critical programs, materials and equipment for our public schools. In addition to its many other charitable activities, the Hotel Del has been a major supporter of CSF for more than two decades.

The Del plays a vital role in the economy of Coronado, and we believe that the improvements contemplated by the Amended Master Plan will provide significant benefits to our community. The planned restoration of the historic main building and the renovation of Grande Hall, along with landscape improvements and the removal of facilities buildings along Orange Avenue, will greatly enhance the visual appeal of the property. The new traffic signal at the intersection of Orange and Avenida del Sol will improve pedestrian and vehicular traffic, particularly in the summer tourist season. Also, the construction of a new conference center and the addition of 144 guestrooms will allow the Del to remain competitive as a world-class destination resort.

The proposed changes will ensure that the Hotel Del remains economically viable into the 21st Century, while at the same time preserving and restoring the Hotel's historic beauty and character. For these reasons, we urge the Commission to approve the Amended Master Plan.

Respectfully submitted,


Tim Irving
CSF President 2008-2009


Spiro Chaconas
CSF President 2009-2010

August 18, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel del Coronado

Dear Chair and Commissioners:

As a Coronado resident, I am writing to express my support for the Hotel Del and its Amended Master Plan. The Hotel Del has done a great job with their recent improvements to the hotel, including Beach Village and the new entry garden. Like many Coronado residents, I enjoy running, walking, or biking on the new Paseo beachfront walkway. With the Amended Master Plan, these public walkway improvements will be extended continuously from the hotel property to the Coronado Shores, benefitting not only guests of the hotel but also residents and visitors. The plan also provides for the continued financial success of the Hotel Del with a new conference center and guestrooms that the hotel needs to remain competitive..

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,



Craig Becky
826 Tolita
Coronado, CA 92118

Received

AUG 24 2009

California Coastal Commission
San Diego Coastal District

August 19, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel del Coronado

Dear Chair and Commissioners:

As a Coronado resident, I am writing to express my support for the Hotel Del and its Amended Master Plan. The recent enhancements to the hotel, including Beach Village, the Paseo beachfront walkway, the new entry garden, and widened sidewalks, have been a tremendous benefit to the community. The Amended Master Plan will continue these improvements, with a new conference center and guestrooms that the hotel needs to remain competitive. The plan also makes improvements around the property that will benefit not only guests of the hotel, but also residents and visitors, such as extending the Paseo to connect with the boardwalk in front of the Coronado Shores, and a new main entry drive with signalized intersection.

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,



Tara Brown
1152 Orange Avenue
Coronado, CA 92118

Received

AUG 24 2009

San Diego
California Coastal Commission

August 19, 2009

Chair and Honorable Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Appeal No. A-6-COR-08-098 and 099

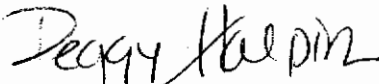
Dear Chair and Commissioners:

This letter is written in support of the Hotel Del and its Amended Master Plan. Local businesses in Coronado like mine rely upon the Hotel Del to generate traffic to our establishments, particularly in the off-season. In addition to keeping The Del beautiful, we want it to remain a vital conference and leisure destination for many years to come. The continued build-out of the Master Plan, with its new conference center and additional guestrooms, is necessary for the hotel to remain competitive with other newer hotels and conference centers that continue to enter the market.

As a Coronado resident, I am also excited about other benefits of the Amended Master Plan, including underground parking, widened sidewalks around the property, and the extension of the Paseo del Mar beachfront walkway.

Please support the Amended Master Plan for the Hotel del Coronado and the many benefits it will bring to our community.

Sincerely,



Peggy Halpin
131 Alder Street
Coronado, CA 92118

receive

AUG 24 2009

California Coastal Commission
San Diego Coastal District

DL
William E. Sandke
642 I Avenue
Coronado, CA 92118

July 21, 2009

RECEIVED

JUL 27 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel del Coronado

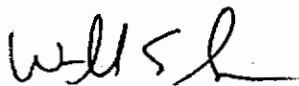
Dear Chair and Commissioners:

I have had a business at the Hotel del Coronado since 1999 and have been doing photography work for guests and corporations at the Hotel since 1987. I hear consistent comments from my clients that the meeting space at the Hotel is inadequate. Even though the Hotel is world-renowned and provides many amenities, companies struggle with the decision to choose the Hotel for their conferences due to the lack of appropriate meeting space. In order for the Hotel to continue to remain competitive and continue to thrive, particularly in the off-season, it needs new and improved conference facilities that can compete with other conference destinations.

The Hotel is the economic engine for Coronado and the Amended Master Plan is a tune up for that engine. The plan also makes significant improvements to the hotel property that benefit not only guests of the hotel, but also residents and visitors, such as the extension of the Paseo walkway to connect with the boardwalk in front of the Coronado Shores.

Please vote to support the Hotel Del and allow the Amended Master Plan to go forward.

Sincerely,



William E. Sandke

DV

August 31, 2009

RECEIVED

SEP 14 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel del Coronado

Dear Chair and Commissioners:

I am writing to express my support for the Hotel Del and its Amended Master Plan. As a resident of Coronado, I feel the recent enhancements to the hotel, including Beach Village, the Paseo beachfront walkway, the new entry garden, and widened sidewalks, have been a tremendous benefit to the community. The Amended Master Plan will continue these improvements, with a new conference center and guestrooms that the hotel needs to remain competitive. The plan also makes improvements around the property that will benefit not only guests of the hotel, but also residents and visitors, such as extending the Paseo to connect with the boardwalk in front of the Coronado Shores, and a new main entry drive with signalized intersection.

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,



Michael Fisher
539 Palm Avenue
Coronado, Ca 92118

August 31, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

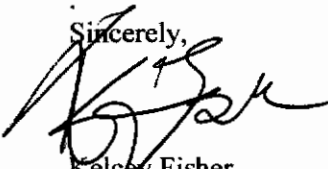
Re: Hotel del Coronado

Dear Chair and Commissioners:

I am writing to express my support for the Hotel Del and its Amended Master Plan. As a resident of Coronado, I feel the recent enhancements to the hotel, including Beach Village, the Paseo beachfront walkway, the new entry garden, and widened sidewalks, have been a tremendous benefit to the community. The Amended Master Plan will continue these improvements, with a new conference center and guestrooms that the hotel needs to remain competitive. The plan also makes improvements around the property that will benefit not only guests of the hotel, but also residents and visitors, such as extending the Paseo to connect with the boardwalk in front of the Coronado Shores, and a new main entry drive with signalized intersection.

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,



Kelcey Fisher
539 Palm Avenue
Coronado, Ca 92118

dy
August 31, 2009

RECEIVED

SEP 14 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

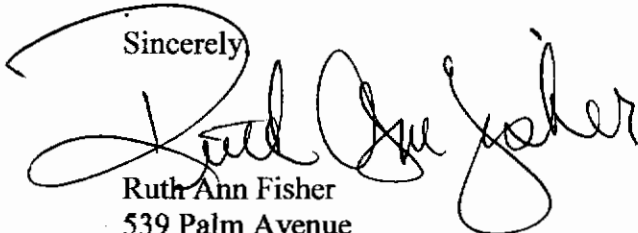
Re: Hotel del Coronado

Dear Chair and Commissioners:

As a Coronado resident, I am writing to express my support for the Hotel Del and its Amended Master Plan. The recent enhancements to the hotel, including Beach Village, the Paseo beachfront walkway, the new entry garden, and widened sidewalks, have been a tremendous benefit to the community. The Amended Master Plan will continue these improvements, with a new conference center and guestrooms that the hotel needs to remain competitive. The plan also makes improvements around the property that will benefit not only guests of the hotel, but also residents and visitors, such as extending the Paseo to connect with the boardwalk in front of the Coronado Shores, and a new main entry drive with signalized intersection.

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely



Ruth Ann Fisher
539 Palm Avenue
Coronado, Ca 92118

RECEIVED

SEP 16 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 14, 2009

California Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego, California 92108

Dear Commission Members:

The undersigned have been active some some time in the City of Coronado's Commissions and Mainstreet programs.

In the course of such endeavors we have become aware of the Hotel Del Coronado's plan to create a Conference facility and additional guest rooms in an area currently and for years past, used for vehicle parking.

We look with great favor on the plan. The current parking use is not an attractive sight in an area that shows such promise for visual improvement. The building plan, in addition to its obvious uses will provide underground parking and extensive landscaping and tree planting.

The attractive improvements will also enhance public access to the beaches adjacent to the Hotel on Avenida Del Sol. In short, the plan will not only enhance and expand the Hotel's activity, but will heighten its' charm and beauty to guests as well the citizens of the community.

We urge the Coastal Commission's approval of a worthy plan.

Yours Truly,


Art and Polly Jones
1212 6th Street, Coronado, California 92118



619-435-8976

DL

RECEIVED

SEP 16 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

September 14, 2009

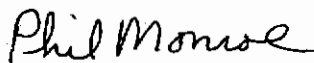
Dear Chair and Honorable Commissioners:

As a former Coronado City Councilmember, I am proud of my vote in support of the Hotel Del and the Amended Master Plan. I have been impressed by the first phases of improvements at The Del that include the new entry garden, widened landscaped sidewalks along Orange Avenue, and the Paseo beachfront walkway. These improvements can be enjoyed by Coronado residents and visitors, not just by Hotel guests. Beach Village is an attractive addition to the Hotel property, and the Hotel now has a world class spa. The beautiful landscaping is meticulously maintained. In my book, the Hotel Del ownership has proven itself to be wonderful stewards of this precious Coronado property.

In addition to providing TOT revenue to the City of Coronado, the Hotel drives tourism to support downtown small businesses. The future of the Hotel Del as a conference and leisure destination is important to all of Coronado, and the Amended Master Plan helps to ensure its continued success. The future phases of development provide not only economic benefits but also improvements to public safety with a signalized intersection and pedestrian crosswalk at Avenida del Sol, and the extension of the Paseo around, instead of through, the Avenida del Sol cul-de-sac.

The Del is the crown jewel of Coronado! Please approve the Amended Master Plan so that it can continue to shine for many future generations.

Sincerely,



Phil Monroe
28 Bahama Road
Coronado, CA 92118

June 6, 2009

Gregory L. Walker
921 E Avenue, Unit C
Coronado, CA 92118

Chair and Honorable Commissioners
California Coastal Commission
c/c Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Subject: Appeal # A-6-COR-08-098 and 099

Dear Chair and Commissioners:

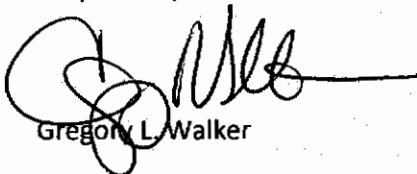
The purpose of this letter is to provide written support for the Hotel Del Coronado and its request to amend the previously approved Master Plan for future development. As a long time Coronado resident (1958) and Rotarian, I have been able see and hear the numerous improvement proposals brought forth by different Hotel Del Coronado management groups. This last proposal is very important to adding continuity to the buildings and improving amenities to guests and residents alike.

I have seen firsthand how the earthquake retrofit brought back the splendor of the last wooden Victorian hotel in California. I marvel at how the newly completed entry garden at Orange and R.H. Dana Place has opened the Hotel grounds and the beach to residents and visitors alike. The addition of the Beach Village removed a decrepit eyesore of three old little used houses, and provided Coronado with a wonderful promenade walkway and further access to our beach.

The final phase of the Master Plan will in my opinion make a good transition from the Hotel grounds to the start of an imposing group of 10 ultra high rise structures. The new traffic signal and the relocation of the Hotels entranceway will improve traffic flow and in my opinion remove a very dangerous pedestrian situation. I look forward to enjoying the enhanced landscaping and pedestrian access this proposal offers, along with the improved views.

And lastly to invoke a historical perspective, the Hotel Del Coronado represents the entire San Diego region on the world stage. The existence of this hotel has by its contribution to the city revenues improved the quality of life for our community. I value the Hotel Del Coronado as an integral part of our community and I support their efforts to improve its product and likewise Coronado. As some say "as the Del goes; so goes Coronado".

Respectfully submitted


Gregory L. Walker

Receiver

JUN 10 2009

California Coastal Commission
San Diego Coast District



PARKLIFE
real estate

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RECEIVED

MAY 20 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

May 15, 2009

As an interested Coronado resident and small business owner, I have been very impressed by the first phase of improvements at The Del, including Beach Village and the new entry garden. The new addition respects the character and traditions of the Historic Hotel, while providing modern amenities to keep the hotel competitive into the future. The Paseo del Mar beachfront walkway has improved access to the beach for Coronado residents and visitors.

The Hotel Del has always had a strong, positive impact on the entire Coronado community through increased tourism expenditures and their accompanying tax revenues. Local businesses, like mine, rely upon the Hotel Del to generate traffic to our establishments, particularly in the off-season. The build-out of the Master Plan, with 144 additional hotel guestrooms and a new conference center, is necessary to provide for the sustainability of the Hotel as a world-class hospitality destination and will greatly benefit the small businesses that operate here in Coronado.

As a Planning Commissioner for Coronado, I have already seen and approved the amended Master Plan. I think the Hotel has done a wonderful job with the first phase improvements and I look forward to their continued successes with the next phases of the amended master plan. I see it as a tremendous upgrade to our beautiful city from both a residential and small business standpoint.

Sincerely,

Scott D Grimes
Owner, ParkLife Real Estate

RECEIVED

SEP 17 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Floyd Burton Ross
1030 Glorietta Blvd
Coronado CA 92118

September 15, 2009

Chairperson Neely and Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planer
7575 Metropolitan Drive, Suite 103
San Diego CA 92108

Hotel del Coronado

Honorable Chair & Commissioners

As a long time Coronado resident who's property over looks the hotel del it is with enthusiastic support for the hotel's plan that I write this letter. I know of the work done and community input as well as input from numerous historic Preservation interest that went into this well thought out plan. Those who oppose it have said it could be done better, the same could be said for anything ever built. A point is reached to act. Some may disagree about parts of the plan but at the end of the day the del has done a superb job of balancing diverse interest to arrive at a quality plan which I and many others in our community strongly support. I whole heartedly urge your unanimous support for this plan.

Floyd Burton Ross



September 12, 2009

RECEIVED

SEP 17 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

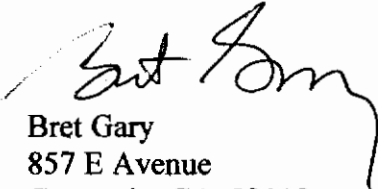
Re: Hotel del Coronado

Dear Chair and Commissioners:

As a Coronado resident, I am writing to express my support for the Hotel Del and its Amended Master Plan. The recent enhancements to the hotel, including Beach Village, the Paseo beachfront walkway, the new entry garden, and widened sidewalks, have been a tremendous benefit to the community. The Amended Master Plan will continue these improvements, with a new conference center and guestrooms that the hotel needs to remain competitive. The plan also makes improvements around the property that will benefit not only guests of the hotel, but also residents and visitors, such as extending the Paseo to connect with the boardwalk in front of the Coronado Shores, and a new main entry drive with signalized intersection.

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,



Bret Gary
857 E Avenue
Coronado, CA 92118

September 12, 2009

RECEIVED

SEP 21 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

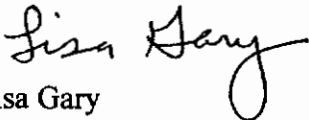
Re: Hotel del Coronado

Dear Chair and Commissioners:

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Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,



Lisa Gary
857 E Avenue
Coronado, CA 92118



120 C Avenue, Suite 170, Coronado, CA 92118
phone: (619) 554-1300 • toll free: (800) 200-5524 • fax: (619) 554-1399
email: WealthManagement@GenslerGroup.com • www.GenslerGroup.com

September 17, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

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SEP 21 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Re: Hotel del Coronado

Dear Chair and Commissioners:

As a Coronado resident and business owner, I am writing to express my support for the Hotel Del and its Amended Master Plan. The Hotel Del has done a great job with their recent improvements to the hotel, including Beach Village and the new entry garden. Like many Coronado residents, I enjoy running, walking, or biking on the new Paseo beachfront walkway. With the Amended Master Plan, these public walkway improvements will be extended continuously from the hotel property to the Coronado Shores, benefitting not only guests of the hotel but also residents and visitors. The plan also provides for the continued financial success of the Hotel Del with a new conference center and guestrooms that the hotel needs to remain competitive.

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,

Daniel G. Gensler, CFP, MS

RECEIVED

SEP 21 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 09, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel Del Coronado

Dear Chair and Commissioners:

As a Coronado resident, I am writing to express my support for the Hotel Del and its Amended Master Plan. The recent enhancements to the hotel, including Beach Village, the Paseo beachfront walkway, the new entry garden, and widened sidewalks, have been a tremendous benefit to the community. The Amended Master Plan will continue these improvements, with a new conference center and guestrooms that the hotel needs to remain competitive. The plan also makes improvements around the property that will benefit not only guests of the hotel, but also residents and visitors, such as extending the Paseo to connect with the boardwalk in front of the Coronado Shores, and a new main entry drive with signalized intersection.

Please vote to support the Hotel Del and the Amended Master Plan so that the hotel can continue to be a popular destination for guests and visitors for many years to come.

Sincerely,



Molly Korson
941 B Avenue
Coronado, Ca 92118

Russ and Elena Haley
777 G Avenue
Coronado, CA 92118
(619) 813-9443

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SEP 21 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 17, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Re: Hotel del Coronado
Amended Master Plan – Letter of Support

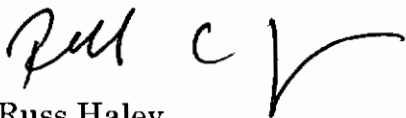
Dear Chair and Commissioners:

My wife, children, and I live on Coronado. We have witnessed first hand the last expansion of the Hotel Del and feel that the hotel is no longer exclusive to the hotel guests, and we feel very welcome as "locals" to enjoy the facilities and the beach. In fact, this is now where we access the beach, stroll on the sidewalks, and enjoy our weekend afternoons.

Frankly, the only missing segment is to the south of the Hotel Del. By allowing the hotel to move forward with these improvements, there will be a seamless link between the hotel and the Coronado Shores, making it all the more accessible and welcoming to the public.

From our perspective the ownership of the Hotel Del has been very careful and thoughtful in maintaining the historic integrity of the hotel, and they have done wonders of opening up the resort to all in the last few years. We hope you will support their continued vision.

Sincerely,



Russ Haley
Coronado Resident

September 17, 2009

Chairperson Neely and Honorable Coastal Commissioners
California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

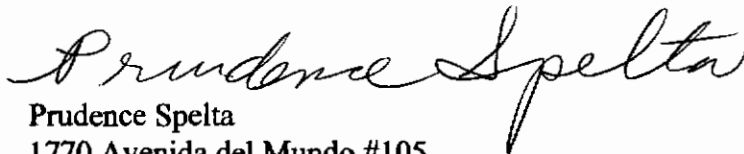
Re: Hotel del Coronado

Dear Chair and Commissioners:

I have owned a condominium at the Coronado Shores and been a part-time resident of Coronado for 15 years. I love the Hotel Del! The Del is Coronado, and the improvements that current ownership has made to the property have been a tremendous improvement for everyone who lives in or visits Coronado. The Amended Master Plan will make the Hotel even more beautiful and provide for its continued success.

I understand that there are people from the Coronado Shores who are opposed to the Amended Master Plan. These people do not represent me. I have talked to many other people at the Shores who are excited about the Del's future plans and want to see the improvements continue. This project has already been delayed a year since the City Council approval -- please vote to approve this project and let's get on with it!

Sincerely,



Prudence Spelta
1770 Avenida del Mundo #105
Coronado, CA 92118

Received

SEP 22 2009

California Coastal Commission
San Diego Coast District

September 30, 2009

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

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OCT 05 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Sirs,

I write this letter in support of the Del Coronado Hotel's Amended Master Plan now before you. As an interested Coronado resident, I am very pleased with the first phase of improvements to the property, including Beach Village and the new entry garden. I love the Paseo del Mar beachfront walkway which has improved access to the beach.

The Hotel Del supports this community through tourism and tax revenues. Local businesses rely upon the Del to generate traffic. The 144 additional hotel guestrooms and a new conference center will provide further income and tax revenue.

As you know, the Amended Master Plan also includes widened sidewalks, landscaping, an extension of the Paseo del Mar, a relocated main entry, a new crosswalk signal, further restoration of the Victorian building, underground parking, and much needed façade improvements to Grande Hall.

I look forward to these improvements as important enhancements to the community of Coronado.

Sincerely,



David E. Knop
1119 Isabella Avenue
Coronado, CA 92118

619-435-8047
dknop@san.rr.com

Pamela Willis
4454 Hermosa Way
San Diego, CA 92103

October 15, 2009

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Dear Commissioners:

I urge you to approve the Coastal Development Permit application for the Hotel Del Coronado Amended Master Plan.

The Hotel del Coronado is a landmark treasured and used by residents and visitors alike. As a San Diego resident, I visit the Hotel often for events, dining and enjoyment of the many public amenities of this very special place. We were married at the Del, and hosted our daughter's wedding there, as well as parties celebrating my mother's 70th and 75th birthdays. The Hotel Del is important to the region of San Diego and to our nation as a National Historical landmark.

The currently proposed Amended Master Plan will retain and restore the historic structure, while providing modern amenities to keep the hotel competitive into the future. The Plan includes a continuation of the Paseo del Mar beachfront walkway which was begun in the first Phase of the Master Plan and has greatly enhanced public access to the coastline. The new ballroom will ensure that generations to come will have a gathering place for special family events at the Del.

Preservation of this landmark property is dependent on its long-term prosperity. The Amended Master Plan will ensure the longevity of the Del into the future for the enjoyment of hotel guests, day visitors and local residents alike.

Thank you for your consideration,


Pamela Willis

received
OCT 20 2009

California Coastal Commission
San Diego Coast District

24



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NOV 16 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

September 24, 2009

California Coastal Commission
c/o Diana Lilly, Coastal Planner
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

Dear Ms. Lilly,

I am writing as a resident and business owner in Coronado to express my support for the Hotel Del Coronado's Amended Master Plan.

The Del is the centerpiece of Coronado's business community – tourism. I applaud their foresight to continually improve their offering to attract visitors to our town.

As a business owner of another historic building, I support their continued maintenance of the historic hotel. In a very small way, I am competitor of the Del as I am an owner of a 17 room hotel one block from the Del. However, the Del's advertising puts the entire city on the tourism map and I appreciate their investment.

As a resident, I am especially supportive of their plans to build underground parking and a traffic signal for the hotel main entry. I particularly enjoy the boardwalk as it exists today and welcome an extension of this lovely walkway.

As a California resident, I appreciate the mission of the Coastal Commission. I love the fact that we have access to the entire coastline, something that isn't available in every state. I believe that the Hotel Del Coronado's Amended Master Plan is in concert with that mission.

Sincerely,

Sue Gillingham

Owner, 1906 Lodge at Coronado Beach, 1060 Adella Avenue, Coronado
Resident, 649 Pomona Avenue, Coronado

May 14, 2010

Bonnie Neely
Board of Supervisors
825 Fifth Street, Room 111
Eureka, CA 95501

Dear Chair Neely:

The enclosed letter was faxed to the Central Coast District Office on Thursday, May 13 for presentation at your Friday, May 14 hearing, which was what we were told to do by Staff when we called the number listed on the Commission Agenda. However, it appears that the letter was not presented during the Commission Hearing.

We nevertheless request your help in resolving the scheduling conflict identified in the letter. Thank you, in advance, for your consideration.

Very truly yours,

WORDEN WILLIAMS, APC



D. Wayne Brechtel
dwb@wordenwilliams.com

DWB:lmk

Enclosure

cc: Peter Douglas
Dianna Lilly – San Diego District Office
Concerned Citizens

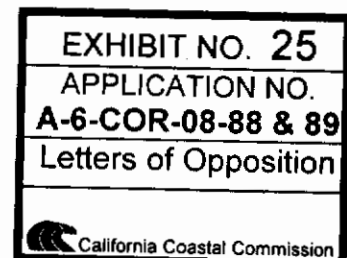
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ESTATE PLANNING AND ADMINISTRATION
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TERRY M. GIBBS
KRISTEN McBRIDE
D. DWIGHT WORDEN
Of Counsel
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Retired

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462 STEVENS AVENUE
SUITE 102
SOLANA BEACH
CALIFORNIA
92075

(858) 755-6604 TELEPHONE
(858) 755-5198 FACSIMILE

www.wordenwilliams.com



May 13, 2010

Via facsimile to the
Central Coast District Office in Santa Cruz
FAX (831) 427-4877

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219

**Re: Hearing on Concerned Citizens for Keeping the Hotel del
Beautiful Appeal of Coastal Development Permits for
Hotel del Coronado Project - A-6-COR - 08-098 and - 099**

Honorable Commissioners

I am writing on behalf of Concerned Citizens for Keeping the Hotel del Beautiful ("Concerned Citizens") to request that the continued hearing on the multiple appeals of the Coastal Development Permits for the Hotel del Coronado Project **not** be scheduled for the June hearing. Concerned Citizens is an appellant, and has notified Coastal Commission Staff via letters (copies enclosed), that several members of Concerned Citizens, along with both representatives (Counsel and the Architect), would not be available in June to attend the hearing. We are asking the Commission to direct staff to schedule the meeting for October, which is the next time that the Commission will meet in San Diego County. If the Commission is unwilling to delay the hearing until October, we request that the hearing be scheduled at a meeting other than June, so that the Appellants and their representatives can be in attendance.

It is important to note that the appeal hearing has been continued several times for reasons that had nothing to do with Concerned Citizens. For example, an earlier hearing was delayed because of a disagreement between Commission Staff and the Applicant regarding funding an independent geotechnical consultant. Concerned Citizens has done its best to be prepared for the hearing whenever it occurs, but the conflicts in June are unavoidable.

Scheduling the meeting in June would be extremely prejudicial for our client, since nobody from the appellants would be able to attend. Rescheduling the hearing to a location outside of San Diego would significantly limit the ability of local residents to participate. The issues on appeal are especially local in nature given the unique location and historical significance of the Hotel Del Coronado. Accordingly, we request that the hearing be continued to October so that community residents will have an opportunity to participate in the process.

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W

California Coastal Commission

May 13, 2010

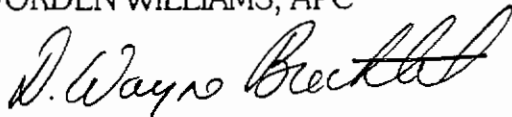
Page 2

My apologies for not appearing in person, but I just found out today that the item might be scheduled in June, and cannot make it to your hearing in time to make this request in person.

I appreciate your consideration of this request and invite you to give me a call if you have any questions.

Very truly yours,

WORDEN WILLIAMS, APC



D. Wayne Brechtel
dwb@wordenwilliams.com

DWB:lmk

cc:
Dianna Lilly – San Diego District Office
Concerned Citizens



WORDEN WILLIAMS APC
Representing Public Agencies, Private Entities, and Individuals

RECEIVED

OCT 06 2009

CALIFORNIA
 COASTAL COMMISSION
 SAN DIEGO COAST DISTRICT

October 1, 2009

**Via E-Mail (pdouglas@coastal.ca.gov)
 and U.S. Mail**

Peter Douglas, Executive Director
 California Coastal Commission
 45 Fremont Street, Suite 2000
 San Francisco, California 94105-2219

Re: Hearing on Concerned Citizens for Keeping the Hotel del Beautiful
 Appeal of Coastal Development Permits for Hotel del Coronado Project
 A-6-COR - 08-098 and - 099

Dear Mr. Douglas:

I am writing on behalf of Concerned Citizens for Keeping the Hotel del Beautiful ("Concerned Citizens") to join UNITE HERE Local 30 and request that the continued hearing on the multiple appeals of the Coastal Development Permit for the Hotel del Coronado Project be scheduled so that it can be heard in San Diego County. Concerned Citizens is comprised of Coronado residents and homeowners who love their coastal community and are concerned about the potential impact of the Hotel expansion project as approved, particularly adverse impacts relating to affordable public accommodations, public access, scenic views and the historic Hotel del Coronado.

The hearing scheduled for earlier this month was continued for reasons out of Concerned Citizens' control. Prior to the continuance, members of Concerned Citizens had been working diligently to coordinate and ensure they could appear at the hearing to participate in the process and ensure that the Commission was fully apprised of their concerns. Rescheduling the hearing to a location outside of San Diego would significantly limit the ability of local residents to participate. The issues on appeal are especially local in nature given the unique location and historical significance of the Hotel Del Coronado. Accordingly, we request that the hearing be continued so that community residents will have an opportunity to participate in the process.

AREAS OF PRACTICE
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 D. WAYNE BRECHTEL
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 W. SCOTT WILLIAMS
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www.wordenwilliams.com



Peter Douglas, Executive Director
California Coastal Commission
October 1, 2009
Page 2

I appreciate your consideration of this request and invite you to give me a call if you have any questions.

Very truly yours,

WORDEN WILLIAMS, APC

A handwritten signature in black ink that reads "D. Wayne Brechtel". The signature is written in a cursive, flowing style.

D. Wayne Brechtel
dwb@wordenwilliams.com

DWB:lg

cc: Chair Bonnie Neely and California Coastal Commissioners
Sherilyn Sarb
Deborah Lee
Dianna Lilly
Graham Forbes
Tanya A. Gulesserian
Concerned Citizens

DL

WORDEN WILLIAMS APC
Representing Public Agencies, Private Entities, and Individuals

RECEIVED

NOV 19 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

November 18, 2009

Diana Lilly, Coastal Program Analyst
California Coastal Commission
San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4421

Re: Coastal Development Permit Appeals (A-6-COR - 08-098 and - 099)

Dear Ms. Lilly:

I am writing on behalf of Concerned Citizens for Keeping the Hotel del Beautiful ("Concerned Citizens") to briefly respond to the August 28, 2009 letter submitted by the Hotel del Coronado ("Hotel Response"). The Hotel responded to supplemental materials submitted by Concerned Citizens, including the Comparison Study prepared by Nathan Lee Colkitt Architects ("Comparison Study"). The Comparison Study identified important visual and scenic impacts that would result from the proposed 2008 Master Plan Amendment. When evaluating the Hotel Response, we ask that you take the following into consideration:

1. The Hotel Response did not contest the validity of the Comparison Study, nor its representations of the adverse visual impacts that would result from the proposed Hotel expansion. The Hotel Response raises a few minor issues such as questioning whether the ocean is depicted in a view shown on Exhibit 1(3)(b). It shows both ocean and horizon. The Hotel Response also suggests that the views depicted in the Comparison Study are at an angle and not consistent with those views considered by the Hotel and City of Coronado as part of their view analysis. Concerned Citizens submit that the views depicted in the Comparison Study speak for themselves and are appropriately considered as part of the Commission's consideration of the appeals. Most important, the Comparison Study more accurately depicts the impact on public views and important scenic resources that would result from the proposed Hotel expansion.

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2. Instead of directly confronting the view impacts demonstrated by the Comparison Study, the Hotel refers back to the view analysis done as part of the EIR Addendum for the expansion Project. The view analysis done as part of the EIR Addendum does not address the view impacts represented in the Comparison Study. The Addendum did not address the proposed Hotel expansion changes and whether they conflict with the Coastal Act and only included a limited discussion of the City LCP policies. More importantly, the EIR Addendum conclusions are not binding on the Commission. The Commission properly considers impacts to highly scenic views, public access, and other coastal resources as an independent agency applying the policies of the approved LCP and applicable Coastal Act provisions.

3. The Hotel failed to provide “[a]n alternatives analysis addressing how redesign of the project might reduce or avoid visual impacts and encroachments on the beach.” The Hotel simply disregarded staff’s request for an alternatives analysis. The Hotel also failed to provide a meaningful response to the alternatives proposed by Concerned Citizens.

4. The Hotel summarily rejects alternatives proposed by Concerned Citizens on the basis that it must have everything approved in 2002 and more. The Hotel wants the entire 144 additional rooms approved as part of the 2002 Master Plan, and in addition, wants to expand the size of the rooms by an additional 32,000 square feet.¹ The Hotel’s approach puts business considerations ahead of LCP and Coastal Act policies. The Coastal Commission should properly balance the needs of a private developer with those coastal policies that require preservation of scenic views and coastal resources. A reasonable balancing would include a Project revision that allows the larger rooms the Hotel insists are necessary, but cuts down the number of rooms so that the overall bulk and mass of the expansion Project is not increased in a manner that degrades important coastal resources.

5. The Hotel attempts to minimize the importance of the South Beach Garden in direct contradiction with representations made as part of the 2002 approval. Specifically, the Hotel states that due to heavy landscaping, very little of South Beach Garden “would have been visible to pedestrians, and the landscaped edge would likely have blocked any view of the ocean.” (Hotel Response, p. 6.) The documents the Hotel used to get its 2002 approval told a far different story. In 2002, the Hotel used exhibits to represent the South Beach Garden as an aesthetic amenity that would include paths, lush vegetation and views of the Pacific Ocean framed by palm trees. For example the Landscape Master Plan for the 2002 Project described the benefits of the South Beach Garden as follows:

“IMPROVED STREET EDGE

-Shade trees and fan palms to frame ocean views”;

¹ This is in addition to expansion of the Conference Center and Conference Guest Center size.



“NEW SOUTH BEACH GARDEN

- Palms frame ocean views
- Lush tropical plants along paths”

(Figure 6-A -Landscape Master Plan, Exhibit B2, Supplement to the Master Plan, attached hereto as Exhibit A.) The Hotel’s current attempt to depict the South Beach Garden area as one that would have been of little value stretches the bounds of credibility and is directly contradicted by the materials it presented in 2002.

6. Another fact that should be taken into consideration is the fact that Avenida Del Sol has been proposed to be part of the California Coastal Trail System. This is understandable because it is one of the primary accesses available to the public who wish to access the public beach in the Hotel del Coronado area. The proposed designation of Avenida Del Sol as part of the State Coastal Trail System underscores the importance of ensuring that development along that right-of-way is done in a manner that does not degrade public views and the scenic and aesthetic qualities of the important path to the coast.

On behalf of Concerned Citizens, I wish to express our appreciation for your attention to this matter and invite you to give me a call if you have any questions or require further information.

Very truly yours,

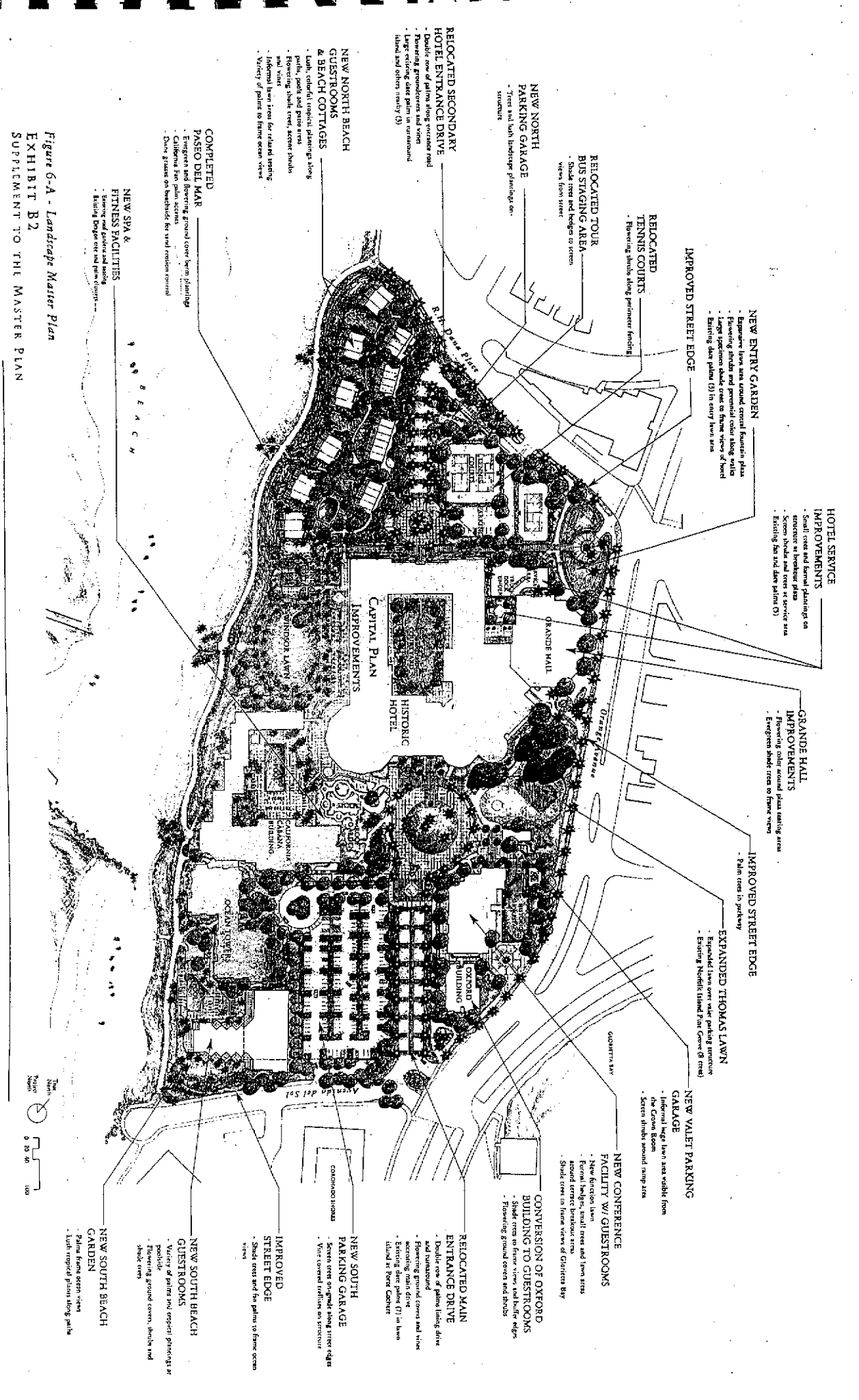
WORDEN WILLIAMS, APC

D. Wayne Brechtel
dwb@wordenwilliams.com

DWB:lg

Enclosure

cc: Client



HOTEL SERVICE IMPROVEMENTS

- Small trees and formal plantings on structure at breakfast plaza
- Screen shade and trees at service area
- Existing bar and drive palm (O)

NEW ENTRY GARDEN

- Expansive lawn area around central fountain plaza
- Flowering shrubs and perennial color along walk
- Large specimen shade trees on frame views of hotel
- Existing date palm (S) in entry lawn area

RELOCATED TENNIS COURTS

- Relocating shrubs along perimeter fencing

RELOCATED TOUR BUS STAGING AREA

- Shade trees and hedges to screen views from street

NEW NORTH PARKING GARAGE

- Trees and lush landscape plantings on structure

RELOCATED SECONDARY HOTEL ENTRANCE DRIVE

- Double row of palms in driveway and
- Double row of palm trees in driveway and
- Large existing date palm in restaurant island and others nearby (S)

NEW NORTH BEACH GUESTROOMS & BEACH COTTAGES

- Lush, colorful tropical plantings along pool, paths and patio areas
- Flowering shade trees, accent shrubs and vines
- Informal lawn trees for relaxed feeling
- Variety of palms to frame ocean views

COMPLETED PASO DEL MAR

- Eminent and flowering ground cover lawn plantings
- Cultivate tree and shrub plantings
- Drive garden on beachside for visual transition

NEW SPA & FITNESS FACILITIES

- Screening and garden and landscaping
- Building Douglas tree and palm (O) trees

GRANDE HALL IMPROVEMENTS

- Relocating color around plaza seating area
- Eminent shade trees to frame views

IMPROVED STREET EDGE

- Palm trees to parkway

EXPANDED THOMAS LAWN

- Expanded lawn over rear parking terrace
- Existing Norfolk Island Pine (O) tree

NEW VALET PARKING GARAGE

- Informal high lawn area visible from the Crown Room
- Screen shrubs around ramp area

NEW CONFERENCE FACILITY w/ GUESTROOMS

- New English lawn
- Formal hedges, small trees and lawn trees around terrace barbecue area
- Shade trees to frame views of Childrens Bay

CONVERSION OF OXFORD BUILDING TO GUESTROOMS

- Shade trees to frame views and shelter walkways
- Flowering ground covers and shrubs

RELOCATED MAIN ENTRANCE DRIVE

- Double row of palms lining drive
- Formal hedges and lawn trees and vines screening main drive
- Existing date palm (O) in lawn island at West Center

NEW SOUTH PARKING GARAGE

- Screen trees and palms along drive
- Vine-covered trellises to provide shade

IMPROVED STREET EDGE

- Shade trees and formal palms to frame ocean views

NEW SOUTH BEACH GUESTROOMS

- Variety of palms and tropical plantings at poolside
- Flowering ground covers, shrubs and shade trees

NEW SOUTH BEACH GARDEN

- Palm lawn ocean views
- Lush tropical plants along path

Figure 6-A - Landscape Master Plan
EXHIBIT B2
SUPPLEMENT TO THE MASTER PLAN

THE MASTER PLAN FOR THE HOTEL DEL CORONADO
REVISED AUGUST 11, 2000

22
/

January 15, 2010

RECEIVED

JAN 21 2010

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RE: Appeal No A-06-COR-08-098
RE: Appeal No A-06-COR-08-099

Dear Ms. Lilly,

Thank you for informing me that KSL Properties, owner of Hotel Del Coronado, does not want to move forward with a California Geological Survey Review. You stated that they did not agree to authorize payment for a CGS geologist to conduct an independent review of the earthquake fault identified in 2003 on Hotel Del Coronado property.

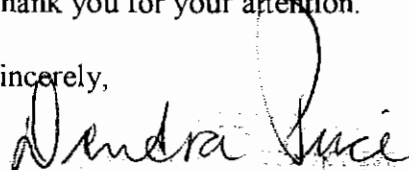
The very basis for KSL Properties' decision to disregard the 2002 Approved Master Plan and completely redesign the development into the 2008 Amended Master Plan is a potentially active earthquake fault on the property. The fault line placement is the reason for changing where the hotel rooms and conference center would be built.

An independent review must be conducted to assess whether there are real concerns regarding the location of the fault line and geotechnical conditions that would mandate a change in the 2002 Approved Master Plan. Only a CGS geologist can verify the validity of KSL Properties' claims that the earthquake fault line compels a change in the Master Plan.

If the California Coastal Commission cannot obtain an independent review of the fault line, then Concerned Citizens for Keeping the Hotel Del Beautiful hopes the California Coastal Commission will reject the 2008 Amended Master Plan and allow the 2002 Approved Master Plan to stand.

Thank you for your attention.

Sincerely,


Deirdra Price
Concerned Citizens for Keeping the Hotel Del Beautiful
1710 Avenida Del Mundo #1109
Coronado, CA 92118

DL
July 31, 2008

Diana Lilly
California Coastal Commission, San Diego District
7575 Metropolitan Drive, #103
San Diego, CA 92108

APR 17 2008

RE: Hotel Del Coronado 2008 Amended Master Plan

Dear California Coastal Commission,

I am writing to you on behalf of many Coronado residents who have grave concerns regarding the Hotel del Coronado's 2008 Amended Master Plan. This plan is substantially different from the 2002 Adopted Master Plan, making it a whole new plan.

The Hotel del's 2002 Adopted Master Plan included a total of 144 rooms with 110 to be built on the beach and 34 to be placed in an existing Victorian building. Rooms were to be 350 square feet in size. The convention center was to be placed on top of the existing laundry facility. These additions were spread throughout the Hotel del's property. Finally, the entrance was to be on the hotel's property next to Avenida del Sol, a cul-de-sac that leads to the beach. The Hotel del's previous owners worked closely with residents and the Coronado City Council to create a design that all were pleased with. The California Coastal Commission approved the design and everyone anticipated the beautiful addition to the hotel. We were surprised to discover that a whole new plan has been in the works.

After the 2002 Adopted Master Plan was approved, KSL Properties bought the Hotel del Coronado. A fault line on the property prompted the new owners to propose moving the convention center. We understand that the convention center must be moved, however, the 2008 Amended Master Plan has three (3) significant changes.

1. Condominium/Hotel Rooms: The new master plan has 144 condominium/hotel rooms being built on the beach. Each room will be 550 square feet so they can be sold as condominiums. This change adds an extra 40,000+ square feet to the footprint and a new height of 50 to 58 feet, which exceeds the 40 foot height limit. This is due to raising Avenida del Sol and therefore the structure to deal with drainage. The Hotel del is also newly requesting the repositioning of the southerly end of the public easement walkway to be placed on the beach in front of the berms. That will allow rooms to be built closer to the beach.

2. Convention Center: A 20,000 square foot convention center with 2 levels of underground parking will be connected to the new condominium rooms. What this creates is a massive, high, and continuous wall of rooms and convention center stretching most of the length of Avenida del Sol. Up to 10 delivery trucks a day, including 18 wheel semi's, will deliver food and supplies to the new development. Trucks will enter through the convention center garage from Avenida del Sol. So many deliveries come to this location because the new development will have its own kitchens and operate as a separate building from the main hotel.

The footprint of the 2008 Amended Master Plan is extremely large compared to the 2002 Adopted Master Plan. The project is overbuilt for the space, loading all changes to the south side of the property by a public street with access to the beach instead of spreading the development throughout the property as envisioned in 2002.

3. Hotel Entrance on Avenida del Sol: All guests will enter and exit the hotel on Avenida del Sol. They have 30 feet in which to turn from Orange Avenue and onto Avenida del Sol before entering hotel property (see traffic diagram). Next to the entrance is the truck loading area for the convention center. Parallel parking on this street will be removed. The public will be provided diagonal parking next to the new development past the entrance and convention center. We have been unable to get an exact number of new parking spaces from the city, although they say it will be the same as now. Currently, there are 52 spaces for public parking.

The 2008 Amended Master Plan has a profound effect on the public and residents.

1. Blockage of public views of the beach and historic Hotel del from the street-level on Avenida del Sol, Orange Avenue, and Silver Strand Boulevard due to the massiveness of the new structure. The Hotel Del states in their 2008 Amended Master Plan document that, "views of the Hotel from the Coronado Shores will be improved by eliminating visible parking in that area and improving street edge landscaping from Avenida del Sol" (page E-6, paragraph 2). "Policy 2 requires that permitted development be sited and designed to safeguard existing public views to and along the ocean and bay shores of Coronado." (page E-10). The proposed height of 50 to 58 feet comprising one high, long wall of buildings will effectively obscure views of the historic hotel and beach from the public and many residents in four of the 10 buildings.

2. Traffic congestion from hotel guests and delivery trucks will make it harder for the public to easily access the beach. Traffic will be especially acute during the summer months, holidays, large conventions, special events, and parties. The 2008 Amended Master Plan states, "Care should be taken when development occurs on or adjoining the Hotel del Coronado to maintain adequate public access to and along the ocean and to provide adequate view corridors" (Page E-5, paragraph 2b). The words seem to contradict the drawings and model of the proposed development.

3. Noise from vehicles and guests who are concentrated in a small space. The hotel has convention parties and fireworks on the beach. We wonder if there will be parties in front of this new development as it will be used mainly for conventions bookings.

3. Pollution from the large number of cars and delivery trucks entering and exiting on one small cul-de-sac.

4. Emergency vehicle access may be compromised for residents, hotel guests, and the public.

The Hotel del Coronado sees their new plan as an amended plan. We beg to differ. The changes are so substantial, that we think a full review is necessary. It is confusing to us as to why the 2002 Adopted Master Plan has been so fully rejected.

There are a number of ways to remedy problems with the 2008 Amended Master Plan.

Reduce Size and Height of Condominium/Hotel Rooms: The massiveness of the new 144 condominium/room complex (40,000+ extra square feet) needs to be addressed. In the California Coastal Commission's Staff Report of July 20, 2006 (A-6-COR-06-46), they recommended, "that the Commission deny the applicants request. to convert 11 cottages and villa hotel units originally approved as an addition to the Hotel del Coronado to 37 condminium hotel Units. . . . Due to its prime location adjacent to the beach, public amenities, accessibility, and the fact that it is the only beachfront area in the City zoned for Hotel-Motel uses, staff recommends that the subject site be developed only with the uses truly and exclusively serve the visiting public by providing year-round overnight accommodations, such as was originally approved on the site" (page 2, paragraph 3). "The opportunities for public access and recreation at these condo hotel casitas would be far less than with a traditional hotel property, and certainly less that was expected and is required for a designated hotel-motel zone and the prime visitor-serving destination in the City" (page 8, paragraph 2).

The City of Coronado Local Coastal Program Section 30211 cites, "Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided" (page 5, paragraph 2). The 37 Beach Village units at the Hotel del Coronado are being sold as high-end condominiums. We now wonder, as the Coastal Commission Staff did about the 37 villas, will the 144 new condominium/hotel rooms "operate as a conventional hotel affording the same level of visitor-serving use anticipated by the Commission when approved by the Hotel-Motel land use designation and it declined to appeal the hotel expansion, or whether it will function more as a private ownership residential use, inconsistent with the certified LCP" (page 5, paragraph 6).

The City Council of the City of Coronado's Resolution No. 8975 states, "Three months after the date on which occupancy of any Unit begins, and continuing on a calendar quarter basis thereafter, the Hotel del Coronado operations management shall submit to City an audit report indicating that the Project is in conformance with the City's transient occupancy tax requirements and the occupant use restrictions. ." (page 19, paragraph 15). We have tried to obtain this information from the city but have not yet been able to do so.

As stated by the California Coastal Commission Staff, "the proposed project is located on a site of a long-standing, thriving existing hotel" (page 7, paragraph 4), and not a hotel that is languishing and need condominiums to survive.

We would like the Hotel del Coronado to move back to the 2002 Approved Master Plan footprint with regular rooms at 350 square feet. We are hoping that the hotel will stay a hotel and operate that way. However, if condominiums are approved, the number of rooms and height can be reduced to bring the development closer to the 2002 plan. In this

plan, the height of the units is 40 feet, there is green space around the development, and it is set back from the street. These features can now be restored. In addition, public parking access and street-level views of the historic hotel and beach will no longer be compromised.

2. Move the Convention Center: Because of the earthquake fault, the only change that needed to be made was moving the convention center. It makes more sense to move it next to Grande Hall, the existing convention center. This would create a convention complex where delivery trucks would enter on R.H. Dana Place, a wide street where hotel delivery trucks currently enter. The public's access to the beach from this street won't be adversely affected. This one change alone will help reduce the massiveness of the proposed development. This move would conform with the Hotel del claim that, "views of the Hotel. . . will be improved by eliminating visible parking in that area. ." (page E-10, paragraph 2 of the 2008 Amended Master Plan document).

3. Move Hotel Entrance to Hotel Property: This change eliminates traffic congestion that prevents easy access to Avenida del Sol by the public and residents.

Coronado Planning Commission public hearings are scheduled for Tuesday, August 12 and 26 at 3 p.m. to make an "Amendment to City of Coronado Coastal Permit (CP 3-02)" to approve the proposed 2008 Amended Master Plan (see attachments). On August 13 and 27 at 3 p.m., the Design Review Commission holds public hearings to start the approval process of the design. We want the California Coastal Commission to be involved so that wise decisions for our beaches and coastline can be made. We want the process slowed down so that all interested parties will have time to understand the impact of the proposed development.

We hope you will take our concerns into account in your decision-making and move the Hotel del Coronado's development plans back towards the 2002 Approved Master Plan. Then all serious problems created by the 2008 Amended Master Plan will be erased. A win/win/win situation will be created for everyone involved.

Thank you for your attention.

Sincerely,

Deirdra Price, Ph.D.
Concerned Citizens for Keeping the Hotel del Beautiful
1710 Avenida Del Mundo, #1109
Coronado, CA 92118
(619) 435-0280

24
RECEIVED

FEB 17 2010

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 13, 2010

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

I hope you are doing well. I attended the California Coastal Commission meeting on Friday to request that the Hotel Del Coronado hearing be held in San Diego County.

Concerned Citizens for Keeping the Hotel Del Beautiful would like as many Coronado residents as possible to be able to attend the meeting. They have a vested interest in the outcome of the hearing.

In June, our counsel and two principals of Concerned Citizens will be out of town and therefore will not be able to attend the Coastal Commission hearing that month.

I realize that the next hearing in San Diego County is in October. Concerned Citizens hopes that the hearing can be placed on the October schedule. The next best alternative would be the April meeting in Ventura.

I hope the California Coastal Commission can accommodate our request.

Thank you for your attention.

Sincerely,



Deirdra Price
Concerned Citizens for Keeping the Hotel Del Beautiful
1710 Avenida Del Mundo, #1109
Coronado, CA 92118
(619) 324-0280

April 9, 2010

Diana Lilly, Coastal Program Analyst
California Coastal Commission
San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4421

**Re: Coastal Development Permit Appeals
(A-6-COR-08-098 and -099)**

Dear Ms. Lilly:

The above referenced Appeals are currently pending, and are listed as "Future Agenda Items" on the Coastal Commission Web Site (see attached). I am writing on behalf of Concerned Citizens for Keeping the Hotel del Beautiful ("Concerned Citizens") to renew its request that the appeals be heard in October or November 2010 so that they are as close to San Diego as possible and to avoid irreconcilable schedule conflicts.

As you know, this matter has been continued several times for reasons that have nothing to do with Concerned Citizens. Concerned Citizens has worked diligently to make sure it is prepared and can participate in the appeal hearing. In October 2009, Members of Concerned Citizens appeared before the Commission to ask that the appeals be heard in San Diego so that interested parties will have the ability to participate. The Commission agreed that a hearing in San Diego was appropriate, and, at that time, it was believed the hearing would be held in February 2010. When we learned the matter would not be heard in February, members of Concerned Citizens appeared before Commission again and asked that the appeal be heard in San Diego this fall. We also provided notice that because of prior commitments, two principals of Concerned Citizens and I would not be available to attend a June hearing. For your reference, a copy of the letter written by Concerned Citizens member Deirdra Price dated February 13, 2009 is enclosed.

AREAS OF PRACTICE
PUBLIC AGENCY
LAND USE AND ENVIRONMENTAL
REAL ESTATE
PERSONAL INJURY
ESTATE PLANNING AND ADMINISTRATION
CIVIL LITIGATION
BUSINESS

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92075

(858) 755-6604 TELEPHONE
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www.wordenwilliams.com

Received

APR 12 2010

California Coastal Commission
San Diego Coast District



Diana Lilly, Coastal Program Analyst
California Coastal Commission
April 9, 2010
Page 2

Holding the appeal hearing in October or November is appropriate for a number of reasons. First, the locations are within or near the San Diego area, giving the best opportunity for those citizens interested in the appeals to participate. The proposed dates would also allow Concerned Citizens to fully present its case. Concerned Citizens has expended a great deal of time and resources to prepare an appropriate appeal. This includes retaining legal counsel, and an architectural firm, to help prepare exhibits to better explain the concerns regarding public access and views raised. It is crucial that these consultants be allowed to participate in the proceedings in which the Commission will make its determination. As discussed above, I am unavailable to attend the June hearing, and as such, Concerned Citizens would be seriously compromised if it were forced to proceed forward at that time.

Further, important issues still need to be resolved. My understanding at this point is that staff is not ready to proceed because additional information is required before staff can complete its assessment. Additional time is also appropriate so the Commission can properly consider the geotechnical issues raised in the appeal filed by Unite 30. We understand that appeal has been dismissed but the issues remain, and it is important that the commission have its own, independent geotechnical consultant assess the serious questions raised regarding the location of the proposed project and an existing earthquake fault.

I appreciate your consideration of this request and am available to answer any questions.

Very truly yours,

WORDEN WILLIAMS, APC

D. Wayne Brechtel
dwb@wordenwilliams.com

DWB:lmk

cc: Clients

Enclosure

July 22, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

Thank you for meeting with representatives from Concerned Citizens for Keeping the Hotel Del Beautiful. We are a group of Coronado residents and homeowners who are concerned about KSL Properties 2008 Amended Master Plan for the Hotel Del Coronado.

We are proponents of appropriate development. The 2002 Approved Master Plan balances expansion with the public's views of and access to the beach. The 2008 Amended Master Plan is an overbuilding of the south side of the hotel's property. If this design is allowed to be implemented, it will have a permanent and profound impact on visitors to and residents of Coronado. Listed below are the qualities we hope the California Coastal Commission will help Coronado retain. We would like you to consider a number of solutions to the problems created by the 2008 Amended Master Plan.

PRESERVE PUBLIC VIEWS

Problem: The 2008 Amended Plan proposes a massive new building that will obstruct pedestrian's street-level views of the beach, Point Loma, and historic front of the Hotel Del Coronado from Avenida Del Sol and Silver Strand Boulevard. Avenida Del Sol is a key entry point to the public beach used by visitors all year long.

Views will be impeded due to significant changes made to the 2002 Approved Plan. The 2008 Amended Plan adds 62,000 square feet, creates one large condo-hotel building instead of three separate buildings, attaches the 55,000 square foot conference center to the condo-hotel building, removes green space, and increases room size from 350 square feet to 550 square feet. The result is a 40 to 48 foot high continuous wall of structure stretching most of Avenida Del Sol.

A key piece of the 2002 Approved Plan is the South Beach Garden at the end of Avenida Del Sol. It is described as "an area landscaped with lush tropical plants and palms that frame the ocean views." The 2008 Amended Plan eliminates the South Beach Garden and other green space along Avenida Del Sol by expanding the size of the condo-hotel structure and placing it right next to the sidewalk.

Received

AUG 05 2009

Solution 1: *Reduce room size to a range of 350 to 450 square feet.*

By bringing the room size to what was approved of in 2002 or a degree larger, the building can be designed in a variety of ways to retain public views. The structure can be two stories high instead of three and/or the height can vary to open up sight lines.

KSL properties stated that part of the reason for enlarging all 144 rooms to 550 square feet is to sell them as condominiums. If this plan goes forward, 25% of the total would be condos for rent and not year-round rooms available to guests. Financing of condo-hotels has changed since the 2008 Amended Plan was approved by the Coronado City Council. In January 2009, Jim Holliman, a senior vice-president of San Diego National Bank, is quoted as saying, "Going forward, it's plain vanilla. We as lenders are not going to underwrite condos anymore. We as lenders are going to want you to produce a hotel for a cost, and you can't use crazy things on top of it. . . Whatever your plans are for the next 10 years, it's got to work as a hotel only." According to public records, as of July 16, 2009, 17 percent of the 35 condo-hotel units in the Hotel Del Coronado's Beach Village development are for sale (six units are for sale and two have received notices of default).

Solution 2: *Bring back the green space along Avenida Del Sol as shown in the 2002 Approved Master Plan.*

The South Beach Garden in the 2002 Approved Plan allows pedestrians a clear view of the beach and Point Loma. The 2008 Amended Plan eliminates the garden. Green space can be added back by retaining all or part of the South Beach Garden. This can be accomplished by relocating the South Beach Guestroom's private pool courtyard and reducing room size. Both changes allow for a design that enhances the public's views of the broad expanse of ocean.

Solution 3: *Build the conference center where Grande Hall currently stands or adjacent to it or locate part of conference center underground.*

Moving the conference center from the south side to the north side will significantly open up views to the historic front of the hotel and greatly reduce the bulk and mass of the proposed development. KSL Properties stated that there are no current plans for Grande Hall. They will use this facility while the new conference center is being built. Grande Hall is 38,960 square feet. The 2008 planned conference center is 55,000 and 2002's is 50,000 square feet. The difference is 11,040 to 16,040 square feet. Grande Hall and the surrounding area can accommodate the extra square footage. The conference center can also be attached to Grande hall to create a conference center complex. A creative architect can design a beautiful building to fill the space. During construction, events can be held in a temporary tent-like structure placed in the south parking lot, which has been done in the past.

If the conference center stays on the south side, one-half of the structure can be placed underground so that 20 feet (versus 40+ feet) will be above ground. This option does not

mitigate traffic, although it will allow more of the historic front of the hotel to be seen from the street.

If the earthquake fault is deemed safe to build upon, the conference center can be moved to the location chosen in the 2002 Approved Plan.

ENSURE EASY ACCESS TO THE BEACH

Problem: The 2008 Amended Plan compromises visitor's access to beach parking. The hotel's new guest vehicle entrance and exit will be located on Avenida Del Sol as will delivery trucks service for the proposed development. Up to 10 trucks a day, including 18 wheel semi's, will bring food and supplies to the conference center and condo-hotel rooms. The 2002 Approved Plan places the guest vehicle entrance and exit on hotel property, making it easier for the public to turn directly onto Avenida Del Sol without being held up by hotel traffic.

Beachgoers choose to park on Avenida Del Sol because the water's edge is closer than on Ocean Boulevard. Multiple weddings are held each week on the beach at the end of Avenida Del Sol. With guest and delivery traffic placed on this small cul-de-sac, the public will have a harder time using this street. Diagonal parking proposed in the 2008 Amended Plan makes it more dangerous for people to unload their beach gear because their trunks face the street. If visitors consistently find this location too difficult to navigate, they will migrate to the other two beach access streets.

Emergency vehicle access to residents in Coronado Shores and guests at the hotel may also be impeded.

Solution 1: *Build the conference center where Grande Hall currently stands or adjacent to it.*

This one change ensures all delivery truck traffic occurs on R.H. Dana Place, a wide commercial street on the north side of the hotel. Parallel street parking then can extend most of the length of Avenida Del Sol. Parking spaces on both sides of the street will not need to be removed in order to accommodate delivery trucks entering and exiting the conference center. The public is more likely to park on Avenida Del Sol when the passage is easy and convenient.

Coronado merchants also benefit when the conference center is placed closer to town. Attendees will exit the building and have the option to head directly into town to shop, dine, and explore.

Solution 2: *Move guest entrance onto hotel property or widen Avenida Del Sol.*

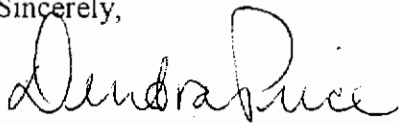
The ideal solution is to return to the 2002 Approved Plan in which hotel vehicle guest entrance is located on the hotel's property instead of Avenida Del Sol. The other option is

to widen the street to create two lanes. Drivers in the right-hand lane will enter the hotel and those in the left lane can pass by and head towards public street parking. This will reduce traffic jams especially during the busy summer months and holidays.

Concerned Citizens hopes the California Coastal Commission will aid us in creating a win/win/win/win situation for all. KSL Properties develops 144 new rooms and conference center; the City of Coronado collects more taxes; Coronado residents retain the beauty of the Hotel Del Coronado; and visitors have easy access to the beach as well as unobstructed views of the ocean, Point Loma, and the historic front of the hotel.

Thank you for your attention,

Sincerely,

A handwritten signature in cursive script that reads "Deirdra Price". The signature is written in dark ink and is positioned below the word "Sincerely,".

Deirdra Price
Concerned Citizens for Keeping the Hotel Del Beautiful
1710 Avenida del Mundo #1109
Coronado, CA 92118
(619) 435-0280

74/

Mike and Arlyne **RECEIVED** Welch

NOV 14 2008

re KSL's 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Amended Master Plan:

Hotel Del Coronado,
Coronado, CA

Appeal A-6-Cor-08-098

A-6-Cor-08-099

There ARE 78 parking spaces for the Bench on Avenida del Sol. The hotel's plans would take away all but 20 of them! This narrow 1/2 block street would then be main entrance to the hotel and their convention center. Traffic for conventions: trucks & buses alone would be overwhelming.

Sincerely,

Arlyne-G. Mitchell

1710 Avenida del Mundo #108 Coronado, California 92118

RECEIVED

MAY 22 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

1710 Avenida del Mundo
Coronado, CA 92118
May 18, 2009

Ms. Diana Lilly
California Coastal Commission, San Diego District
7575 Metropolitan Drive, #103
San Diego, CA 92108

Re; Hotel Del Coronado 2008 Amended Master Plan
Addendum to 2008 Amended Master Plan

Dear Members of the Coastal Commission,

I support the objective of upgrading and improving the Hotel Del Coronado and making it more accessible to visitors and the public. However, it is important to ensure that changes in the Del's physical plant have a positive impact on its room availability. Below, I have detailed how the Hotel Del's 2008 Amended Master Plan will make fewer hotel rooms available for visitors and the traveling public.

- The 2008 Plan increases the number of rooms of new construction (not proposed in the 2002 Master Plan) by 34 rooms. It does this by proposing to use the Oxford building for administrative offices rather than for hotel rooms as originally planned and adding new construction to take the place of the rooms that had been proposed for the Oxford building.
- The 2008 Plan increases the size of these hotel rooms from 350 sq.ft. to 550 sq.ft. As a result, the square footage of new hotel room construction has been increased to 205% of that in the 2002 Master Plan.
- Most importantly, the Hotel Del's 2008 Amended Master Plan converts the hotel owned rooms in the 2002 Master Plan to independently owned Condo rooms. This permits the Condo owners to monopolize access to these rooms during the most sought after weekends and holidays. The result is a situation where the number of rooms available to visitors and the public during busy periods will be less than with the 2002 Master Plan.

In short, while the 2008 Amended Master Plan greatly expands construction and the number of new hotel rooms not previously envisioned with the approved 2002 Master Plan, the impact on visitors and the public will be to reduce access to hotel rooms, especially during the busy season. How this would occur is detailed below.

One important factor in the availability and accessibility of hotel rooms for visitors and the public is the price of hotel rooms. Most people looking for vacation spots can afford a \$250 per night hotel room. The numbers fall off significantly when the price is in the \$500 per night range. And few travelers are able to pay for hotel rooms that cost \$1,000 or more per night. In the case of the Del's newly proposed 550 sq.ft. rooms, the Del's room pricing for their recently constructed Beach Village Condos provides insight into the accessibility problem that the larger rooms will cause. Based on prices at the Del's web site, the Beach Village Condos's per night prices are quoted as ranging between a low of \$950 to a high of \$1,800. The highest priced units are described as being 600-700

California Coast Commission
March 18, 2009
Page Two

sq.ft. While the proposed Condo rooms would be 550 sq.ft., it appears that these rooms, if completed, would be priced in the \$1,000 or higher range. Most of the general public would not be able to afford such high priced hotel rooms. If these hotel rooms remained in the 350 sq.ft. configuration proposed in the 2002 Plan, the prices would probably be in the more affordable \$500-\$600 range.

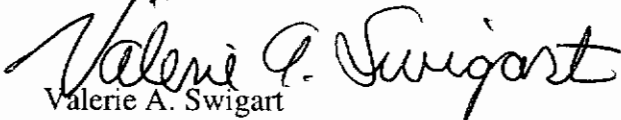
Even for those few elites who might be able to afford these high prices, the proposed Condo sales agreement would permit the Condo owners to severely limit the availability of these Condo rooms for visitors and the public. With the Condo owners able to reserve 90 nights per year (with a maximum of 25 nights in a 50 nights period), they could monopolize all summer weekends plus all of the major holidays. This would mean that visitors and public could not reserve the most sought after weekends, holidays, or full weeks. As a result, these new Condo/hotel rooms would be used primarily by their Owners and not visitors or the public.

As an example of how the owners might monopolize these Condo rooms, Appendix A presents a 2009 calendar with dates circled that a Condo owner might reserve. The total number of days reserved in this example is 90 - the maximum number of days that an owner would be permitted to use the Condo room. The maximum number of days reserved in any 50 days is 24 - one less than the maximum permitted according to the Hotel Del. From the calendar, it is clear that few, if any, of the most sought after dates would be available to visitors or the public.

Based on the expected pricing of these Condo/hotel rooms and the lack of their availability during the most sought after periods, it is highly unlikely that these rooms will be generally available to visitors or the public. Only returning to the previously approved 2002 Master Plan of 110 newly constructed hotel owned rooms of 350 sq.ft. plus 34 additional rooms in the converted Oxford building will ensure availability to visitors and the public at a somewhat affordable price.

I would strongly recommend that the Coastal Commission reject the Hotel Del's request to amend their 2002 Master Plan. The 2002 Plan was a reasonably balanced program that would result in an increased availability of hotel rooms for visitors and the public. The Hotel Del's 2008 Amended Master Plan greatly expands the 2002 Plan while significantly reducing the number of rooms available to visitors and the public during the busiest seasons, holidays and weekends. It is counterproductive to the interests of the public and should not be permitted.

Sincerely,


Valerie A. Swigart

Attachments: 1

Appendix A

Following is a calendar for 2009 with circled dates showing the reservations that a Condo owner might exercise their ownership rights to stay in their Condo at the Hotel Del Coronado.

The total number of days reserved in this example is 90 - the maximum number of days per year permitted under the Hotel Del's Condo sales agreement.

In addition, the Hotel's sales agreement would also limit the Condo owner to a maximum of 25 days in any 50 day period. This example calendar has no more than 24 nights reserved in any 50 day period.

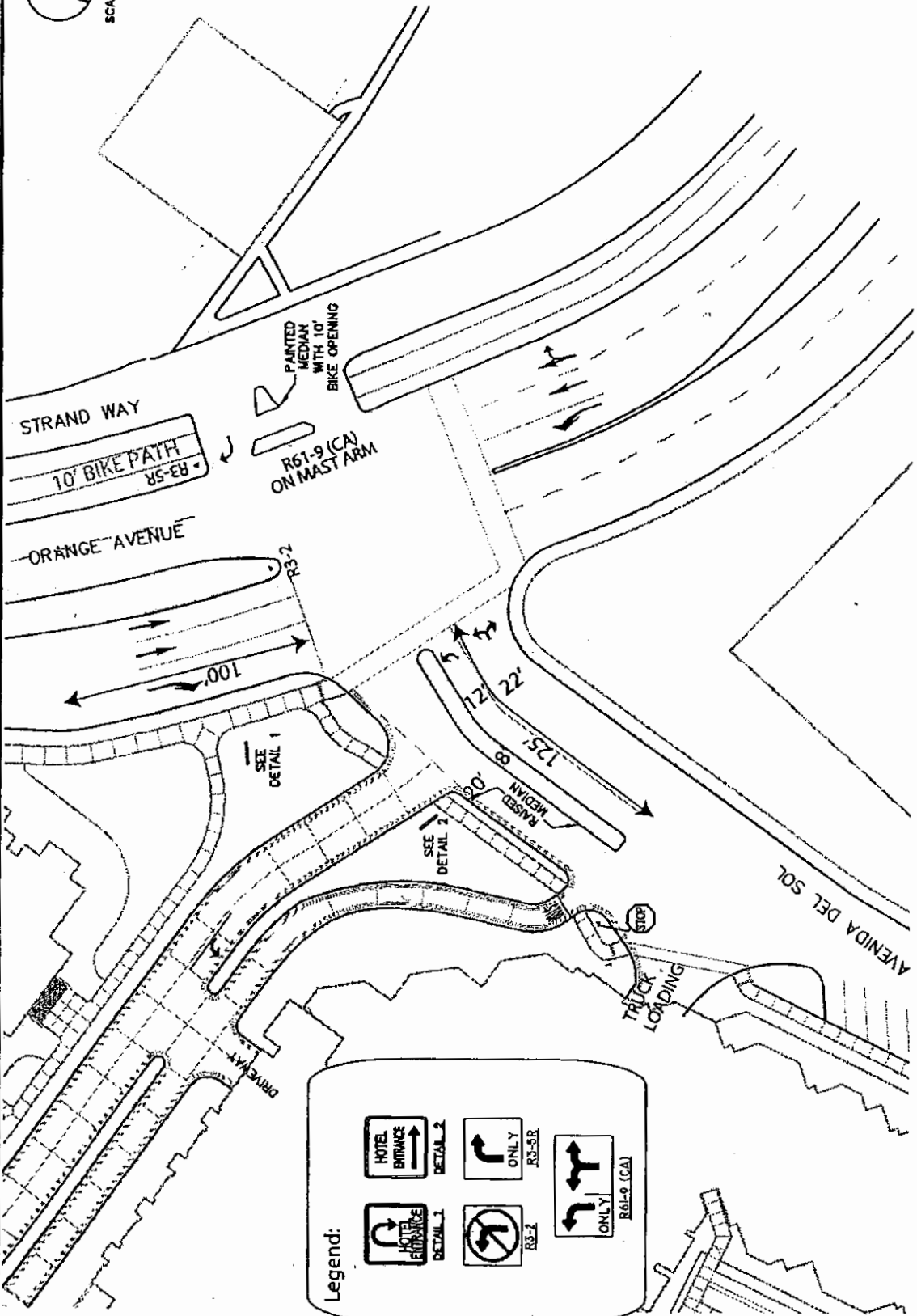
As you can see, this example has long periods reserved for most of the holidays include 5 days around July 4th, 6 days around Labor Day, a week for Thanksgiving and almost 2 weeks at Christmas/New Years. In addition, 3 day weekends were taken throughout June, 2-3 day weekends in July and 3 days weekends in August. January, February and March have a total of 9 two day weekends, and September/October have 4 two day weekends.

This example shows weekend availability in January (2 weekends), March (2 weekends), April (4 weekends), May (4 weekends), September (1 weekend), October (4 weekends), November (3 weekends) and December (3 weekends). None of these available weekends is during the most sought after rental periods.

Week-long rentals would not be available during the busy summer period of June 1st through September 8th. Nor would week-long rentals be available at the major holidays of New Years, Memorial Day, July 4th, Labor Day, Thanksgiving or Christmas.



Hotel del Coronado



Legend:

HOTEL ENTRANCE DETAIL 1	HOTEL ENTRANCE DETAIL 2	R3-2	R61-9 (CA) ONLY

OPTION 4A

Kimley-Horn
and Associates, Inc.

K:\TPT\055493002\Figures\Figure 4 a

DL
S. DELL SCOTT

15760 Ventura Blvd., Suite 1520
Encino CA 91436-3026
Tel: (818) 501-3100
E-Mail: delscozyx@sbcglobal.net

May 1, 2009

California Coastal Commission
ATTN: Diane Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

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MAY 06 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Appeal No. A-6-COR-08-098 & Appeal No. A-6-COR-08-099

Honorable Commissioners:

Reference is made to my letter to you dated December 5, 2008 in which I informed you that my wife and I have been and are still owners of an apartment in the Coronado Shores since 1977. This is not a rental unit and has been occupied solely by us for our personal enjoyment. In that letter I delineated certain *substantial issues* which exist with respect to the Hotel Del Coronado Development Plan (HDCP) which require a hearing "*de novo*".

I respectfully submit that the HDCP does not meet the requirements of the California Coastal Act (the Act). Permitting the HDCP to stand approved violates the requirements of the following Sections of the Act.

1. Sec. 30251 requires that the visual qualities of coastal areas must be protected. This Section, as you know, was designed to protect views to along the ocean scenic coastal areas. HDCP would substantially block a large part of these views. An example of damage that development has done to a formerly beautiful view is the Villas built by the Hotel which cut completely cut off the view of the beach and the ocean from Orange Ave. The Hotel should not be permitted to replicate that damage by the HDCP.

2. Sec. 30252 mandates maintaining and enhancing public access to the coast and providing adequate parking. What HDCP proposes would virtually block this existing access on Avenida Del Sol and without question substantially reduce the existing parking space.

3. Sec. 30253 (a), (b), (c), (d) & (e). HDCP with its proposed entrance to the Hotel on Avenida Del Sol coupled with a loading dock would create a traffic nightmare there and

April 30, 2009

Page 2

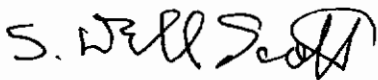
on Orange Ave. Please note that the entrance to the Coronado Shores is located immediately across from these new constructions. In the event of a fire and/or earthquake event occupants of both the Hotel and the Shores would be put in jeopardy by these facilities. Please take note that there is an earthquake fault on the Hotel property and that there is only one other access to and from the Shores which is on Avenida de los Arenas. Please have in mind the requirements of Par. (b) of this Section.

With reference to Par. (c) there can be no question but that the HDCP will greatly increase air pollution in this area. Par. (d) would be violated by the very substantial increased energy demand and vehicle miles traveled not only with respect to energy increase by the additional facilities on the Hotel property but also with respect the increase in vehicle use.

Finally, Par. (e) of this Section requires protection of "special communities and neighborhoods" which have unique characteristics. Can there be any question but that the Shores is such a community. Indeed, it is one of a kind located on one of the most beautiful beaches in the world. Permitting HDCP would undermine the protection that this special community needs and deserves.

I respectfully submit that the foregoing clearly demonstrates the numerous violations of the Coastal Act and the very substantial issues that that are raised. Therefore, a hearing *de novo* is required and should be granted.

Respectfully yours,



S. Dell Scott

Coronado address:

1730 Avenida del Mundo, Apt. 701
Coronado CA 92118

DL

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MAY 06 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

1710 Avenida del Mundo
Coronado, CA 92118
April 24, 2009

Ms. Diana Lilly
California Coastal Commission, San Diego District
7575 Metropolitan Drive, #103
San Diego, CA 92108

Re; Hotel Del Coronado 2008 Amended Master Plan
Addendum to 2008 Amended Master Plan

Dear Coastal Commission,

I am a new Coronado resident who has extensive experience with the Hotel/Motel industry. I believe that the Hotel Del Coronado has been a valuable part of the Coronado scene and look forward to a continuation of it being an important and productive 'good citizen' in Coronado.

Unfortunately, the public and visitors to Coronado would be poorly served by the Hotel Del's 2008 Amended Master Plan. Those who purchase the proposed 144 Condo/Hotel units will be able to reserve up to 45% of the nights during the busiest and most desirable periods (weekends, the summer season and holidays) and leave the less desirable nights for the public. The increase in size of these Condo/Hotel units from 350 to 550 sq.ft. will result in prices that are prohibitively expensive for most of the public. In addition, the major changes in the 2008 Amended Plan represent a significant departure from the public focus of the 2002 Plan and it is likely that they will result in a significant change in the character, traffic flow, access to the beach, and look and feel of the roads and beach bordering the Hotel Del's property.

The following summary explains several of the most significant problems with the hotel's proposed changes. Detailed documentation for each of them can be found in the attachment.

Summary of the Deficiencies in the Hotel Del Coronado's Amended Master Plan (2008)

- **Conversion of Hotel rooms to Condo rooms.** The proposal to convert the new hotel rooms from hotel ownership to Condo ownership and to increase the size of these rooms from 350 sq.ft. to 550 sq.ft. will result in a very significant decrease in availability and affordability of these units as visitor-serving facilities. During the busy summer season, condo owners would be able to monopolize every weekends as well as holiday weeks during the year and still meet the requirements of no more than 25 days usage in any fifty and no more than 90 days usage per year. At the same time, on those few days when these units might be available to visitors, their nightly room rates, estimated to be in the \$1,000 per night range, will be out of the price range for most visitors.
- **Changes in the nature of residential street bordering the Hotel Del.** The relocation of both the Convention Center and 144 Hotel/Condo units to Avenida del Sol will result in a new building stretching almost the entire block from the beach to Orange Avenue. With this mammoth

building only 25 feet from the Avenida del Sol sidewalk and rising 55-59 feet above this sidewalk, it will make this residential street appear more like an urban canyon than the open spaces of the City of Coronado. This will eliminate 67% to 75% of the 'view corridors' for pedestrians on both Avenida del Sol and the Coronado Shores condominium.

- **Impact on Visitors to the Beach.** There are several important impacts of this Plan on visitors to the beach at the end of Avenida del Sol. First, parking will be prohibited on half of Avenida del Sol nearest Orange Avenue and it appears that there will be no increase in parking on this street. Second, the Amended Plan includes an underground truck loading dock on this street for '18 wheel' trucks and a steep ramp that will amplify truck engine noises and direct them toward the surrounding residents. Third, with the entrance and exit for the Del relocated to Avenida Del Sol, traffic on this street will increase by more than a thousand vehicles per day. Fourth, the Del has reduced the queuing space for cars exiting the Del by 40% at a location that both the Del's primary Plan representative, Bills Dodds, and City personnel have described as 'not a good solution, but the best one they have been able to find'. Finally, the cost of parking at the Hotel Del will result in more guests and visitors looking for neighborhood parking rather than the high-priced hotel parking. This will cause significant traffic and parking problems for residents, hotel guests and visitors to the beach.
- **Major increase in construction from the 2002 Master Plan.** The 2008 Amended Master Plan proposes an expansion of the 2002 Plan by 99,803 sq.ft. More than half of this increase results from the increased size of the Hotel Condo rooms from 350 sq.ft. to 550 sq.ft. plus the building of 34 Condo rooms that were not scheduled as new construction in the 2002 Master Plan. With such major changes from the 2002 Master Plan, it is questionable whether this should be considered just an amendment to the original plan, or such a significant set of changes that it should be subjected to current rules and regulations and require a full review rather than the cursory review it has received.

In summary, the Hotel Del Coronado's Amended Master Plan appears to be a significant departure from the 2002 Plan and one which will result in these new rooms being used primarily as residential units and infrequently being available even at prices too high for most visitors to Coronado. At the same time, the redesign will result in an 'urban canyon' on Avenida del Sol, traffic problems with both buses on Orange Avenue and inadequate roadway design for cars entering and exiting the Hotel Del. While we always want changes 'to be for the better' and the original 2002 Master Plan seemed to meet or approach this requirement, it is unfortunate that the Del's 2008 Amended Master Plan seems to move several steps backwards.

I strongly suggest that the California Coastal Commission reject the Hotel Del's request to convert these hotel rooms to Condo/Hotel units and require the hotel rooms be priced at a level that most visitors could afford.

Sincerely,



Michael M. Gold
Associate Professor Emeritus of
Public Administration
University of Pittsburgh

MARCH 30, 2009

California Coastal Commission

Attention: Diana Lilly

7575 Metropolitan Drive , Suite 103

San Diego, Ca. 92108-4421

Re: Appeal No. A-6-COR-08-098

Re: Appeal No. A-6-COR-08-099

Dear Ms. Lilly.

I'm writing you about the Hotel Del Coronado's proposed Amended Master Plan that is coming before your Commission. This new plan is substantially different than the 2002 Adopted Master Plan, which makes it a totally new plan.

As a new plan, it seems to me that a totally new EIR should be required to address the major changes from the 2002 Adopted Plan.

The major changes are:

1. The 144 Hotel rooms are now to be condominium/hotel rooms with room sizes that add 53,000 more square feet of space to the footprint. Additionally, the height of 50 to 58 feet grossly exceeds the 40 foot height limit due to the proposed raising of Avenida del Sol at the West end.
2. The Hotel wants a 20,000 square foot Conference Center on Avenida del Sol with truck traffic to supply this center at the rate of at least 10 trucks/day. The mass of buildings for most of the length of Avenida del Sol effectively blocks the public's view of the Hotel Del Coronado front entry at street level as well as from Orange Avenue and Silver Strand Boulevard.
3. Avenida del Sol as the new entrance to the Hotel creates a great deal of traffic congestion on Southbound Orange Avenue with egress and ingress from the

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CALIFORNIA
COASTAL COMMISSION
SAN DIEGO EAST DISTRICT

Page 2

Hotel competing with beach bound traffic and Avenida del Mundo traffic into and out of Coronado Shores. In addition, truck traffic next to the entrance to the Hotel. This small short block for beach access will be greatly impacted and will cause problems with emergency vehicle access, particularly in summer months, conventions, parties and large events being held at the Hotel Del Coronado.

Solutions to these problems would be to move back closer to the 2002 Adopted Master Plan which would help to ameliorate the situation presented by the 2008 Amended Plan. The Adopted Plan has already been approved by the Coastal Commission, the City of Coronado and other government agencies and is pleasing to residents.

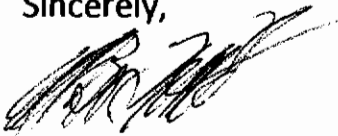
The Amended 2008 Plan is more than substantially different than the 2002 Adopted Master Plan, which should require a new EIR be conducted to address all the problems that the new plan creates. Should the 2002 Adopted Master Plan be reconsidered, the EIR has already been approved.

A healthy Hotel Del Coronado is a landmark to this community at large and it's success as our Crown Jewel is most wanted, but not if it becomes overbuilt.

I would urge that the Commissioners of the Coastal Commission carefully consider the 2002 Adopted Master Plan and the proposed 2008 Amended Master Plan, seek resident input and take time to consider all of the problems. I have to say that the 2002 Adopted Master Plan "ain't broke" but perhaps it could be burnished and polished a bit more.

I thank you, in advance, for your earnest study of this situation so that you can come out with a reasonable solution for all concerned.

Sincerely,



W.J. Bud Forrest

1750 Avenida del Mundo, #102, Coronado, Ca. 92118

Jerry Gross
1760 Avenida Del Mundo #108
Coronado, CA 92118
(619) 435-5566
FAX (619) 435-2390

December 26, 2008

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Attn: Diana Lily

Dear Ms. Lily,

This letter is to express my concerns and opposition to the KSJ Properties Amended Master Plan for the expansion of the Hotel Del Coronado.

We live in the third building south of the Del Coronado on the ocean side. We, along with the residents of five other buildings use Avenida Del Sol as the entrance to the Coronado Shores complex of approximately 1500 apartments. Allowing KSL to expand the Del as proposed would create a virtual blockage of the entrance due to buses, trucks and general incoming and outgoing traffic into the hotel and conference center.

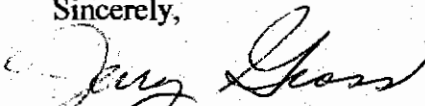
It would delay the entrance of emergency vehicles such as fire engines and ambulances as they would need to enter further south at the south entrance to the Shores property.

Avenida Del Sol is also used as a public entrance and parking area for the general public's use of the beach. This would also be eliminated if KJL's plan were allowed to proceed.

The area located on the north property owned by the Del would be much more appropriate for the Convention Center, as the space is larger and would not block the beautiful historic view of the famous hotel nor the entrance to the Coronado Shores. The hotel would still have the expansion it requires and the City of Coronado would still have the increase in taxes it desires.

Thank you for your consideration.

Sincerely,


Jerry Gross

Receive
DEC 30 2008
California Coastal Commission
San Diego Coast District

JOHN PRICE
230 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84111
801-478-8000

December 10, 2008

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR 08-099

Dear Ms. Lilly,

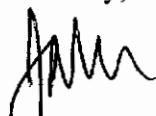
I am writing to you today to express my concern regarding KSL Properties 2008 Amended Master Plan for the Hotel del Coronado. My wife, Marcia, and I purchased unit #1507 in the La Perla tower in 1990 and have spent a considerable amount of time at the Shores with our family and friends. I am deeply concerned with this Master Plan project and would like the following issues to be addressed and considered before development begins.

The planned condo-hotel and conference center will completely block the view of the historic Hotel del Coronado from the street. Avenida del Sol is where pedestrians and visitors regularly park to enjoy both the beach and the Shores. The new structure will completely eliminate the notable view of the Hotel del Coronado from the street. I would ask you to consider one of the following solutions. First, relocate the conference center. Second, consider the design plan proposed by Concerned Citizens for Keeping Hotel Del Beautiful. Their plan would improve the view of the Hotel del Coronado from the street level. In addition, the new development plan will require guest traffic and delivery trucks to use Avenida del Sol. This street has traditionally been used by the public. Concerned Citizens for Keeping the Hotel Del Beautiful has endorsed moving the conference center and the subsequent necessary deliveries so that the beach and Shores visitors have reasonable access to Avenida del Sol.

The City of Coronado's Local Coastal Program Land Use Plan does not include terms, conditions and guidelines for a condo-hotel development. I would expect that the Coronado residents, as tax payers, be given an opportunity to comment on, and discuss whether or not a development of this magnitude and size be allowed. If so it should be compatible with the established residential community.

I am requesting that the California Coastal Commission make the necessary changes to the project plan so that everyone will mutually benefit from the long term impact this development will have on the Coronado community.

Sincerely,


John Price

Receiver
DEC 30 2008
California Coastal Commission
San Diego Coast District

12
Morley Rosenfield MD

1720 Avenida Del Mundo
Apt 906
Coronado Ca 92118
Ph 619-437-6722 Fax 619-437-6725

December 22, 2008

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, Ca 92108-4421

Dear Ms. Lilly,

re KSL Properties 2008 Amended Master Plan
For the Hotel del Coronado

There are several items that disturb me with the proposed changes.

They are planning to construct a wall of buildings along Avenida del Sol which will completely obstruct the historic view of the Hotel del Coronado (a classic Victorian view known worldwide)
Guest traffic and delivery trucks will be using this street to gain entry to the hotel.

Avenida del Sol is specifically used by the general public to gain access to the beach. They also park their cars there for the day. The proposed new development will make it difficult to do this because the parking space available on that street will be curtailed by parking occupied by the hotel residents, as they will now be residing in the new rooms and condominiums adjacent to this street.

Entry to the Coronado Shores condominiums (a complex of 10 buildings -1,450 condominiums) will also be more difficult since three buildings on the north side of the complex use their entry off of Avenida del Sol almost exclusively for their entry and exit to their homes.

Should there be an emergency requiring fire trucks and ambulances to enter the Coronado Shores complex through the Avenida del Sol entry, they will encounter great difficulty. This street is too narrow and the entry gate is too small to accommodate a lengthy fire truck. Public parking along the street by beach goers will also add to the problem.

Recommendations

Relocate the new conference center. This will help the view and the traffic.
Move the entry to the Del Coronado Hotel to a different street. The street on the north side of the hotel is wider and the surrounding area does not have as dense a population that resides on the south side of that building.

There is a limit as to how much occupancy can be forced into an area when the access and egress is not easy.

Thank you for your consideration of this letter

Sincerely


Morley Rosenfield

Receiver

DEC 30 2008

California Coastal Commission
San Diego Coast District

DL
CDR PAUL M. GUETTER, USN (RET)
1710 AVENDIA DEL MUNDO #1607
CORONADO, CA 92118

California Coastal Commission
Attn: Ms. Diana Lilly
7575 Metropolitan Dr., # 103
San Diego, CA 92108-4421

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DEC 24 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Appeal No. A-6-COR-08-098 and Appeal No. A-6-COR 08-099

Dear Ms. Lilly,

I am CDR Paul Michael Guetter, USN (Retired). My wife and I are extremely concerned about the "bait and switch" of the "Amended Master Plan" for the Hotel Del Coronado.

The condo-hotel and conference center structure will be one long continuous wall of buildings that will block curb-side views of the historic front of the Hotel Del Coronado. Coronado citizens and visitors will no longer be able to see the beautiful view of the hotel front. Please consider:

Relocate the conference center, which impedes the view of the view of the Hotel Del Coronado; or consider a design plan proposed by Concerned Citizens for Keeping the Hotel Del Beautiful. Their drawings improve the view of the Hotel Del Coronado from the curb-side.

Reconsider condo-hotel rooms the Hotel Del Coronado. The City of Coronado's Local Coastal Program Land Use Plan does not contain guidelines on condo-hotel development. Coronado residents have not been given an opportunity to offer as to whether Coronado should allow such developments. KSL Properties has given us (a "bait and switch of) their two development plans, the Beach Villas and the 2008 Amended Master Plan, 25% of rooms will be condominiums. Units can be removed from the rental pool for up to 90 days (3 months) a year. The larger rooms will obviously be more expensive. This is counter-intuitive given our economy. Therefore, there will be a loss of affordable rooms. The 350 square foot rooms will be more affordable to rent. If these units are sold as condos - they will stay that way.

Visitors, guests and delivery vehicles for the new development will use Avenida Del Sol. This street is specifically used by the public to park and visit the beach. Concerned Citizens for Keeping the Hotel Del Beautiful has endorsed moving the conference center and the delivery traffic that goes with it. This will make is easier for beach visitors to use Avenida Del Sol. Again, this is a bait and switch "Amended Plan". Please register our concerns with the Coastal Commission to benefit the greater community. Clearly, this looks like corporate self-interest; it is not in the best interest of Coronado nor in the best interest to our visitors who contribute to our local economy.

Very Respectfully,



CDR Paul M. Guetter, USN (Ret)

CDR PAUL M. GUETTER, USN (RET) & MRS TRACY A. GUETTER
1710 AVENIDA DEL MUNDO #1607
CORONADO, CA 92118

California Coastal Commission
ATTN: Ms. Diana Lilly
7575 Metropolitan Drive, Suite 103,
San Diego, CA 92108-4421

11-12-08
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CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Reference Appeal No. A-6-COR-08-098 and Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

We are writing you at this time regarding the plan submitted to the city by the Hotel Del revising their 2002 master plan. Please be aware that this "new plan" is a substantial change from the 2002 plan and will be very detrimental to the owners of La Playa (our building) and in fact to all owners at the Shores. We see this as a devious "bait and switch" from the original plan.

Please allow me to briefly cite our concerns. The proposed new hotel building and convention center is a massive structure along virtually the entire length of Avenida del Sol (the street between La Playa and the Del.) The rooms have been increased in size from 350 sq. ft. to 550 sq ft. This building may rise as high as 58 ft from the ground. The convention center has been moved to also front on Avenida del Sol. This will mean significant truck traffic on this street. The main entrance to the hotel has been moved to Avenida del Sol. There will be significant traffic congestion, noise pollution and a reduction in public parking on Avenida del Sol. This is all in addition to the wall of building that will be along the street.

In closing, as stated above, we see this as a "bait and switch" from the original plan. Please consider or re-consider the full impact on the entire community.

Thank you.

CDR Paul M. Guetter, USN (Ret) and Mrs. Tracy A. Guetter (Navy Wife)

Paul & Tracy

P.S. Please support the greater good...

Paul M. Guetter
CDR USN (RET)

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DEC 24 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 15, 2008

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR 08-099

Dear Ms. Lilly,

I am writing you to carefully consider the concerns we have about the KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

We enjoy the Hotel del and want to encourage its success in meeting their needs for the coming years both in terms of benefit to the city of Coronado and the businesses of the town. We would like the coastal commission to consider that these needs might be met with an alternative plan than the one the Hotel is suggesting.

Their plan is one long continuous wall of buildings from the street to the beach. This plan will block street level views of the historic front of the Del we have all enjoyed. It also brings truck and all hotel traffic to a small cul-de-sac on Avenida del Sol. We believe this will impact the public's ability to park and access the public beach area and create traffic flow issues that a small side street was not meant to handle.

KSL Properties has allowed that between two development plans, 25% of rooms will be condominiums. These units can be removed from the rental pool for up to 90 days. These larger units will cost more to rent and make less affordable rooms available for the general public. Coronado residents have not been given an opportunity to address the issue of more condo-hotel developments. The coastal commission staff in the past has addressed major concerns of the trend for Hotels to do condo-hotel rooms to help with financing of building projects and the long-term effect this has on small beach towns.

I would respectfully request that effort is given to address alternatives to the KSL plan and that the design plan proposed by Concerned Citizens for Keeping the Hotel Del Beautiful be considered.

I believe that working together with citizens and the commission, KSL Properties can come up with an alternative plan that would make it beneficial to all.

Sincerely,
Mike and Jo Ann Nothum
1710 Avenida Del Sol #909
Coronado, CA 92118

California Coastal Commission
Attn: Diana Lilly

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DEC 22 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Appeal # A-6-COR 08-098
A-6-COR 08-099

Dear Ms. Lilly,

This is a letter to show concern about the KSL Properties 2008 Amended Master Plan for the Hotel del Coronado. I respect your expertise and only want to urge you and the others concerned to reconsider what has been proposed. I have been long associated with the Coronado community, and I own a unit in The Shores facing the hotel. I would like to see the current configuration continue, not be changed so that others won't be able to enjoy the atmosphere and views currently present.

Thank you for giving this your time and attention.

Sincerely yours,
Sally Saltzstein
Sally Saltzstein (Mrs. S.L.)

JK
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DEC 19 2008

DECEMBER 17, 2008

CALIFORNIA COASTAL COMMISSION
ATTN: DIANA LILLY
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA., 92108-4421

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: APPEAL NO. A-6-COR-08-098
RE: APPEAL NO. A-6-COR-08-099

DEAR MS. LILLY,

I AM A RETIRED CALIFORNIA ARCHITECT AND LANDSCAPE ARCHITECT AND I AM WRITING AS A CONCERNED RESIDENT OF CORONADO, CA., FOR THE PAST 29 YEARS.

THE KSL PROPERTIES 2008 AMENDED MASTER PLAN HAS MANY FLAWS THAT CAN BE REASONABLY CORRECTED BY BASICALLY FOLLOWING THE ORIGINAL CORONADO CITY APPROVED MASTER PLAN OF 2002. THE AMENDED PLAN ARCHITECTURALLY IS "ONE-LONG-FLAT-PLANE" BLOCKING THE VIEWS OF THE ORIGINAL HOTEL AND THE OCEAN VIEW FROM A PEDESTRIAN EYE-LEVEL. AVENIDA DEL SOL WILL BECOME A "SERVICE ALLEY" FOR THE HOTEL'S DELIVERIES, GARBAGE, PARKING GARAGES, DELIVERIES, AND SERVICE RELATED TRADES, ETC., ALL 24/7 COMPLETELY DISTURBING AND DISRUPTING THE LOCAL RESIDENTS AND NEARBY NEIGHBORS. IN ADDITION, THE ROOF-TOPS WILL HAVE HUNDREDS OF EXHAUST FANS EMITING ODORS AND FUMES 24/7 ALONG WITH THE UNDERGROUND GARAGE EXHAUST SYSTEM. ALL THESE POLLUTANTS AND NOISE WILL FLOAT OVER THE NEARBY RESIDENTS AND THE CITY PROPER.

THE AMENDED PLAN IS MUCH LARGER IN BUILDING AREA THAN THE PREVIOUS APPROVED PLAN. THE PROPOSED "CONDO-HOTEL" USE DOES NOT COMPLY WITH THE LOCAL ON-SITE PARKING REQUIREMENTS SINCE THE "CONDO" IS A ONE BEDROOM UNIT REQUIREING ONE FULL CAR SPACE PLUS 25% GUEST PARKING AND THE HOTEL AMENDED PLAN IS USING ONE-HALF CAR PER "CONDO-HOTEL" ROOM. THIS DEFICIENCY WILL CAUSE UNDUE HARM ON THE LOCAL RESIDENTS BY USING THE STREET PARKING FOR THE HOTEL'S USE. THIS MISCALCULATION IS INTENTIONAL. THE DECISION TO MAKE IS: IS THIS A HOTEL-ROOM OR IS THIS A ONE-BEDROOM-CONDO UNIT ?

I RESPECTFULLY REQUEST THAT THE CALIFORNIA COASTAL COMMISSION REQUIRE KSL PROPERTIES TO MAKE CHANGES TO THEIR PROPOSED AMENDED MASTER PLAN THAT WOULD MITIGATE THE ABOVE MENTIONED FLAWS AND THEREBY MAKE THE HOTEL DEL CORONADO BENEFICIAL TO ALL RATHER THAN JUST TO THE DEVELOPERS.

THANK YOU FOR THIS OPPORTUNITY TO BE HEARD.

YOURS TRULY,



WILLIAM KRISEL, A.I.A.
1750 AVENIDA DEL MUNDO
UNIT 1107
CORONADO, CA., 92118

November 5, 2008

California Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego, CA 92108-4421

Attention: Diana Lilly

RE: Appeal No. A-6-COR-08-098 and
Appeal No. A-6-COR-08-099

Dear Ms. Lilly:

Please consider the follow concerns that a number of Coronado residence and I have with respect to the significant expansion of the Hotel Del Coronado in Coronado California.

The expansion of the Hotel would cause negative impact to the coastal area of the Coronado beach by:

- **Congesting the all ready limited public access streets to the beach**
- **Increasing the traffic on the proposed dead-end public access street will threaten the safety of young kids who currently use this street.**
- **The probability of the tragic loss of life or the increased chance of injury would go up, due to the statistical increase in industrial traffic and the high proximity of families using this street to access the beach area.**
- **Today, kids can not travel in-front of the Hotel on their bikes so they use these dead-end public access streets to obtain access. How will they get there after this project, outside of weaving between deliver trucks and taxi cab's.**

I don't believe that you or the commission has considered the effect that this project will have on the safety of young kids who use the beach with high frequency. Please consider limiting this expansion and take this access issue into consideration before it's to late.

Regards,



David & Maria Reamer
1750 Ave Del Mundo # 703
Coronado, CA 92118

Receiver

NOV 12 2008

California Coastal Commission
San Diego Coast District

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RECEIVED

JAN 14 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR 08-099.

January 14, 2009

Dear Ms. Lilly,

I am writing to you regarding my concerns about KSL Properties' 2008 Amended Master Plan for de Hotel Del Coronado. If allowed, the proposed development envisioned in the 2008 Amended Master Plan will have far reaching impacts on the coastal area, the coastal environment and the access that the public enjoys today to the Coronado beaches and ocean areas in front of the Hotel del Coronado. The proposed development would result in massive construction that would negatively impact ocean views for the public and would result in a net loss of public access beach areas. At the present time, the City of Coronado Local Coastal Land Use Plan allows for both the City of Coronado and the Hotel Del Coronado to violate provisions of the California Coastal Commission Act, and any further development under the 2008 Amended Master Plan will likely result in increased ocean and beach pollution, a reduction of public beach areas, and a likely increase of alcohol and smoke use of public beach areas.

- 1) ~~The 2008 Amended Master Plan for the Hotel del Coronado envisions a~~ significant change that would result in reducing the amount of public beach available to the public as a result of moving the walkway from the Hotel del Coronado current property line outwards towards the beach. This is likely to result in:
 - a. A reduction in the size of accessible public beach;
 - b. An ecological impact on the berm; and,
 - c. The construction of a walkway on a public beach where there would be no enforcement of City alcohol and smoking ordinances

- 2) The 2008 Amended Master Plan for the Hotel del Coronado would likely result in increased pollution of the coastal area (Coronado beach and ocean) of heavy metals used in fireworks.
 - a. The Hotel Del Coronado has increased the use of public beaches to conduct private parties, limiting the use by the "public" of public beach areas and contracting with companies to have firework shows, which result in polluting the ocean and beach areas at the expense of the public. Please see attached power point presentation.

- i. The Hotel del Coronado arbitrarily uses public beaches to conduct private parties, economically benefiting the Hotel at the expense of the public.
- ii. The Hotel del Coronado and the City of Coronado violate California Coastal Commission requirements, granting permits for fireworks which result in ocean and beach pollution to the detriment of the coastal resources and beaches.
- iii. The 2008 Amended Master Plan, will likely result in an increased number of convention and events that are likely to take place on the public beach, resulting in the aforementioned pollution.

Ms. Lilly, the proposed development contemplated in the 2008 Amended Master Plan for the Hotel del Coronado needs to be reviewed to determine if it complies with existing coastal zone measurements. There is insufficient information today to determine the harmful effects that highly toxic chemicals used in fireworks displays contracted by the Hotel del Coronado and authorized by the City of Coronado in the coastal zone areas are causing. What is clear is that if such development is allowed to take place and no limitations are imposed on the Hotel and the City of Coronado on how the coastal areas are to be used, the likely result will be an increase in ocean and beach pollution and loss of public access to the beach due to arbitrary and abusive use of the beach by the Hotel del Coronado Management under "blind" eyes of the City of Coronado authorities. The economic externalities caused by private displays of fireworks (noise and chemical pollution to the beach and ocean) needs to be internalized by the Hotel del Coronado and the City of Coronado, under a Coastal Land Use Program that strictly adheres to the spirit and the letter of the Coastal Commission Act.

I thank you in advance for your attention to this letter and I look forward to hearing from you should you need additional information.

Sincerely,



Guillermo Gomez
575 C Avenue
Coronado, CA 92118
Ph: 619 519 3092
e-mail: gomezhall@gmail.com

Enclosures: (if you want me to provide you with an electronic copy of the power point presentation, please let me know by e-mail, and I would be more than happy to do so)



Hotel Del Coronado Takes over a
Public Beach and Pollutes the
Marine Environment.

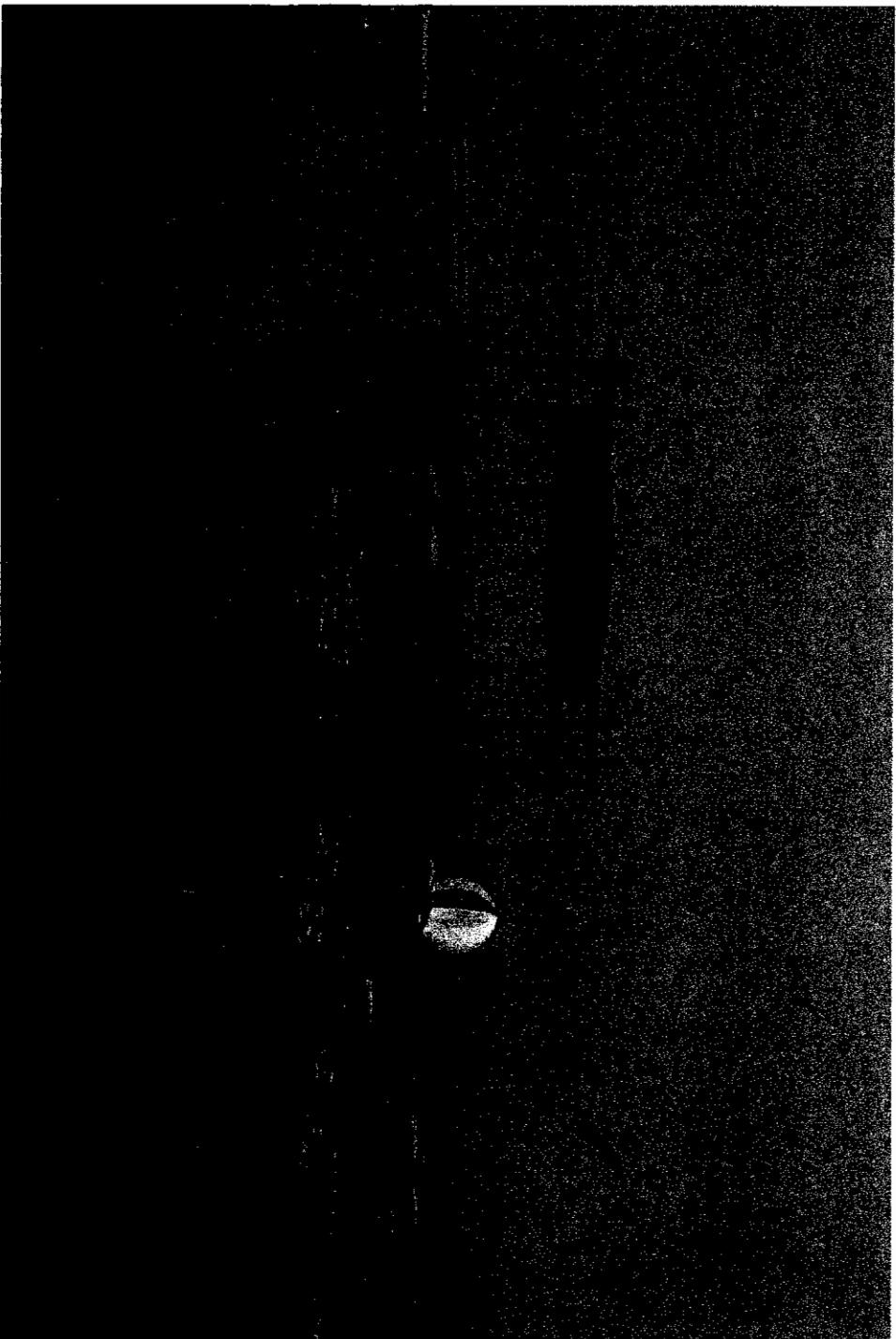
The Associated Luxury Hotels
November 1st, 2007
Beach Party

ASSOCIATED LUXURY HOTELS
CORONADO



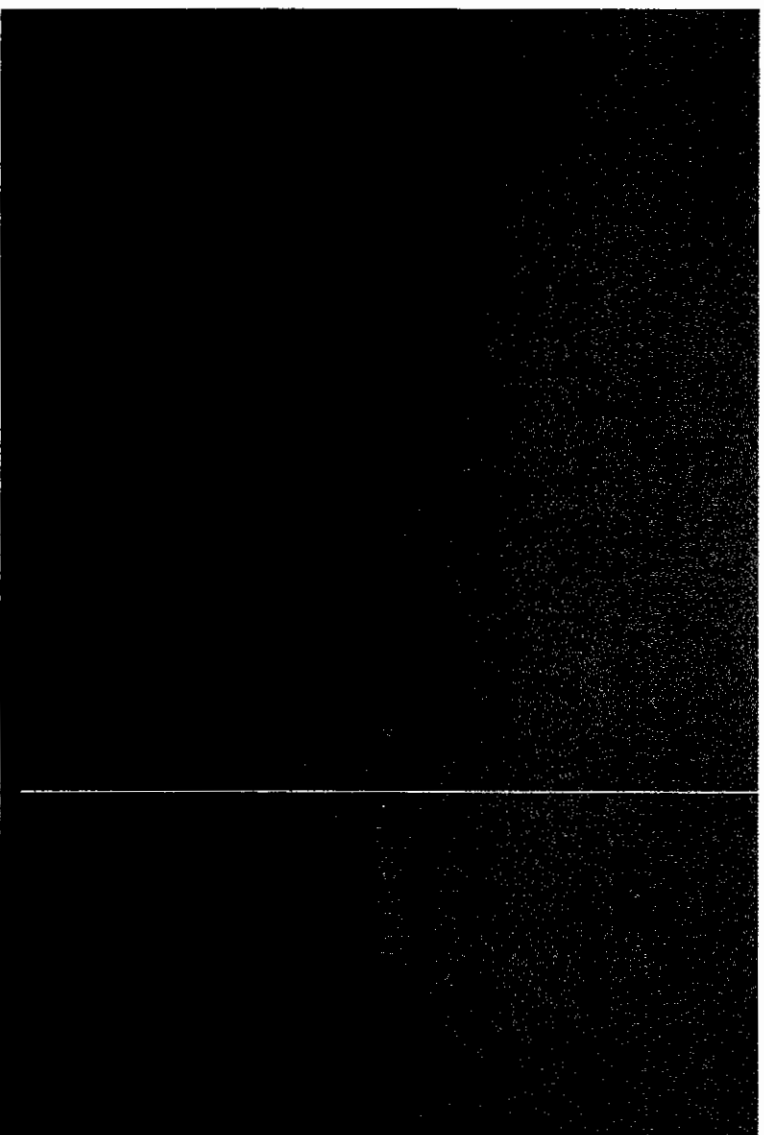
HOTEL DEL CORONADO
5000 DEL MAR DRIVE
CORONADO, CA 92008
600.HOTELDEL

The Hotel Del Organized a Welcome Party for ALHI



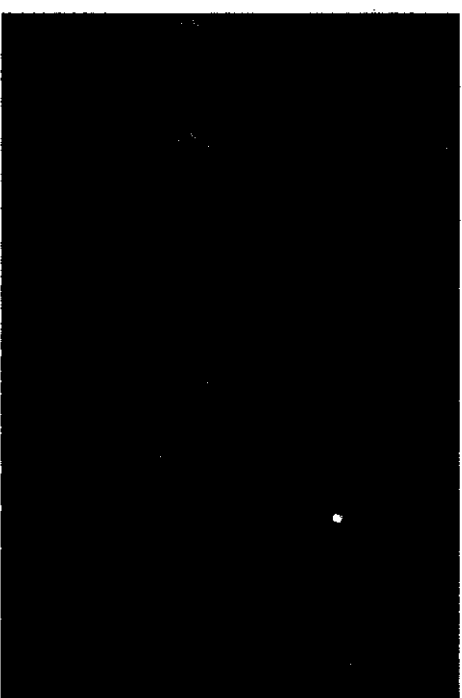
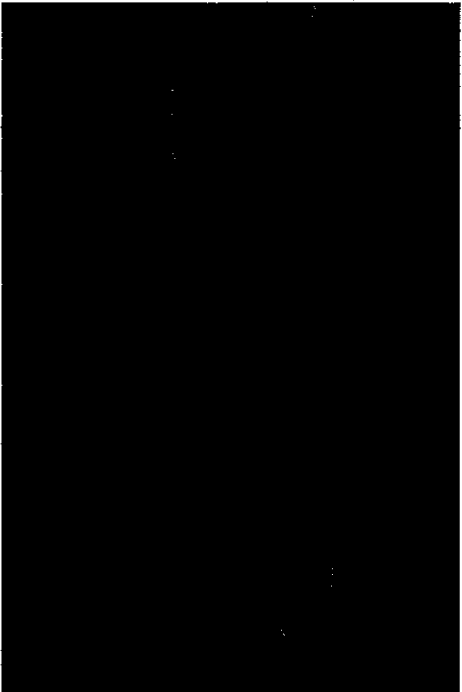
To Accommodate its ALHI Party, the Del Encroach onto the Public Beach

- For some odd reason, the Hotel Del Coronado has a “private beach” where it can serve alcohol and allow its guests to throw cigarette butts on the beach.
- However, to accommodate ALHI, the Del also used public beach and restricted public access to the public beach.



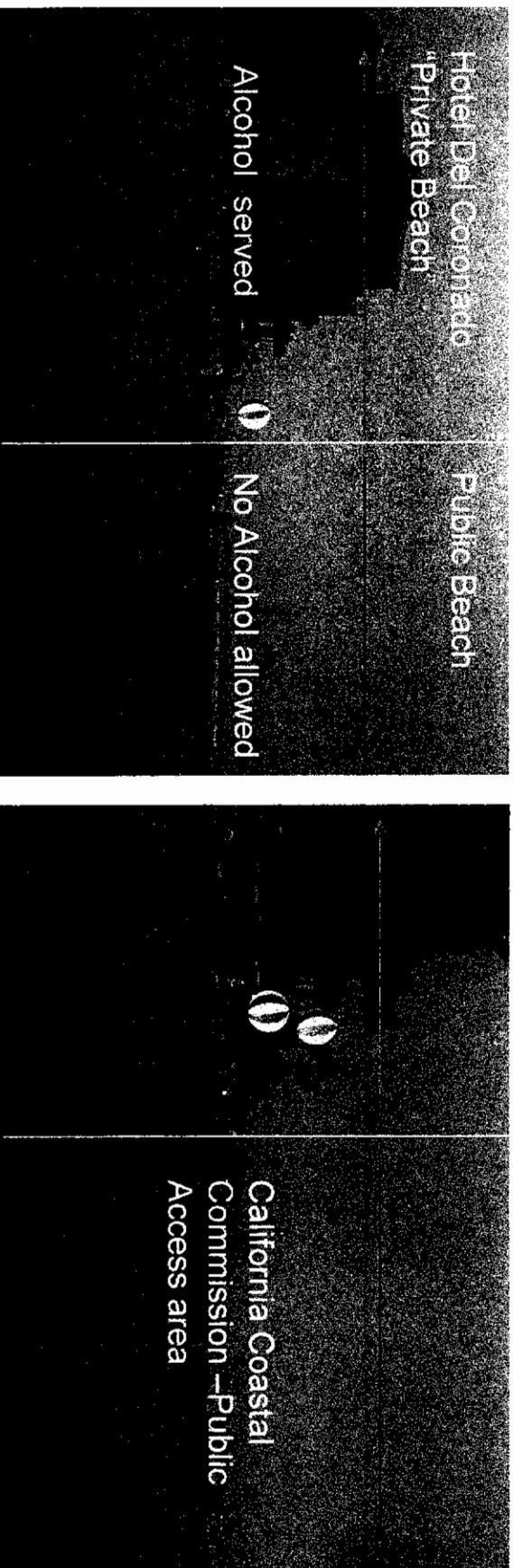
The yellow line delineates the imaginary line that the City of Coronado has approved as “private beach” for the Hotel Del Coronado.

Two Bars Serving Alcohol on the Beach



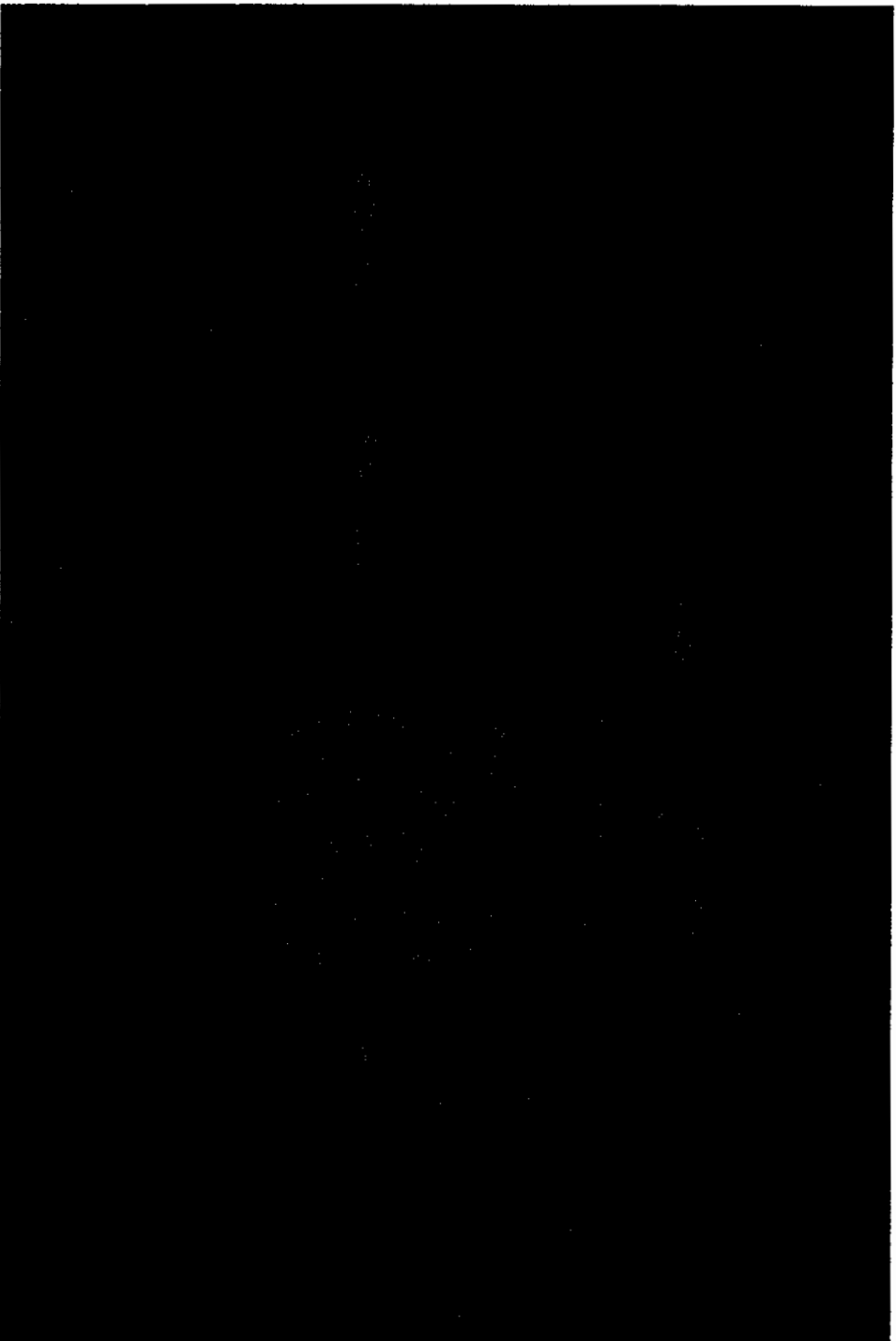
- Even though the City of Coronado prohibits the consumption of alcohol on its beaches, the Hotel del Coronado can serve spirits on the beach (and of course, its guests can wander outside the “private beach” area with drinks in hand

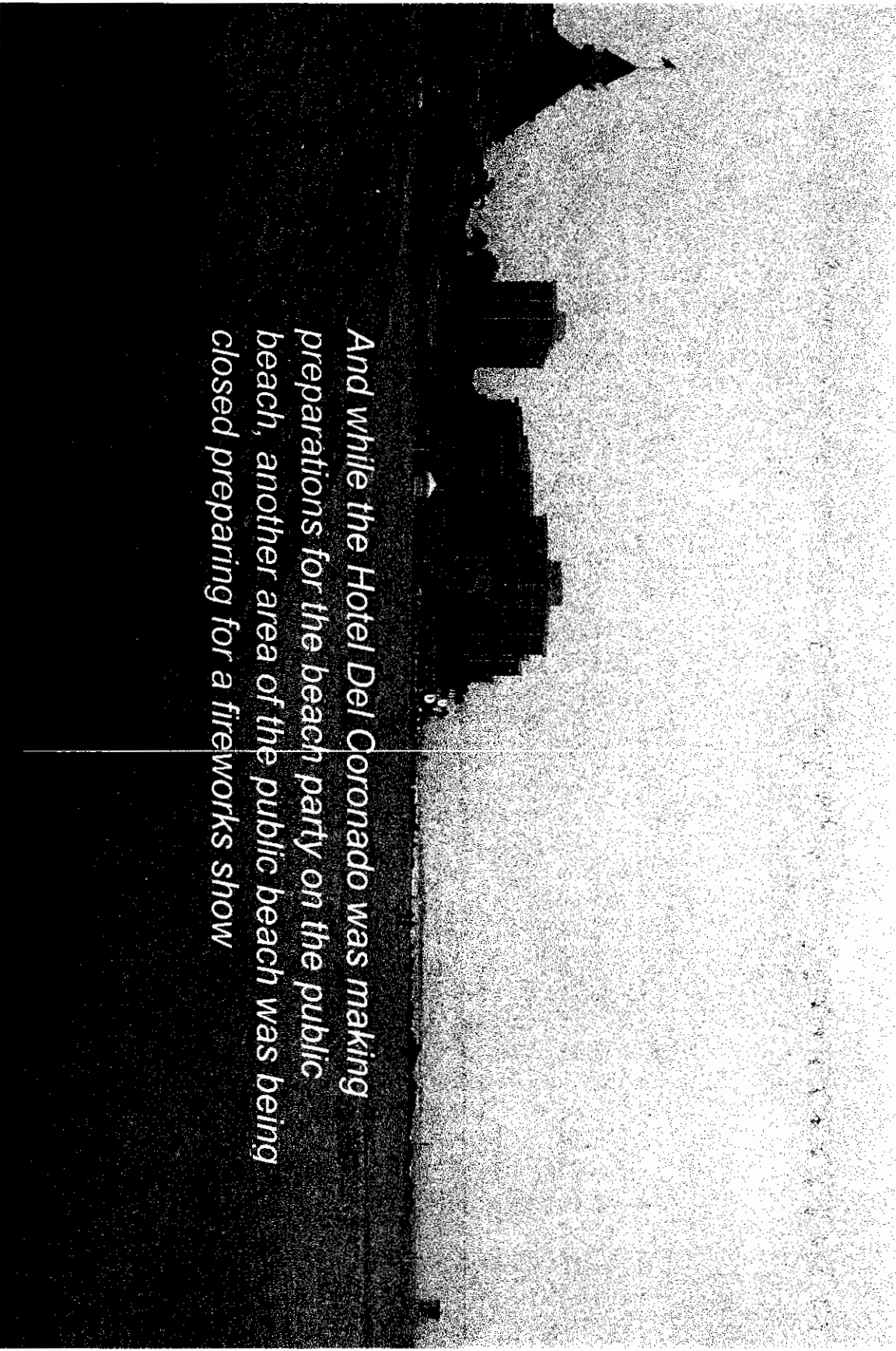
Double Standard?



The Hotel del Coronado either ignores City of Coronado Ordinances or simply does not care. Do City of Coronado Officials care?

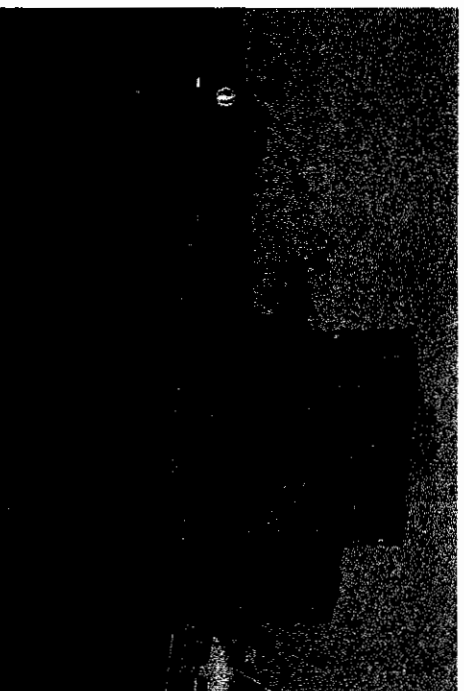
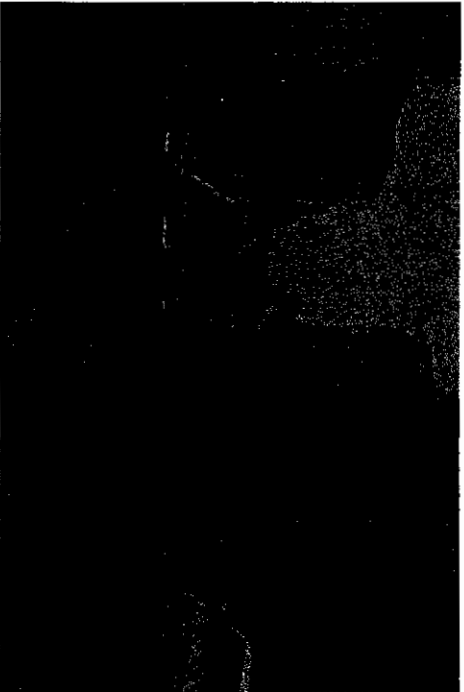
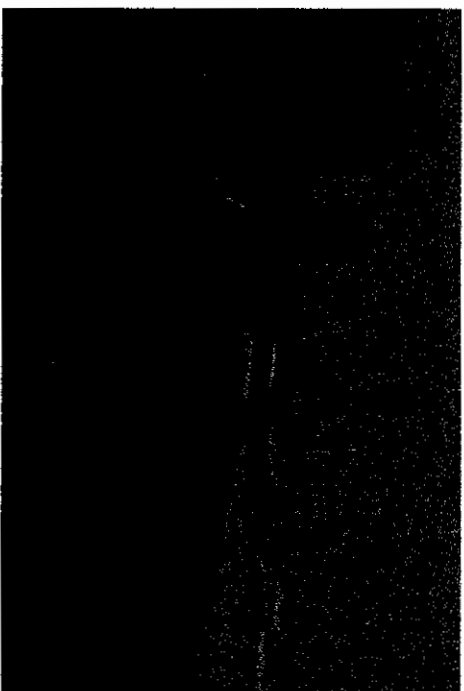
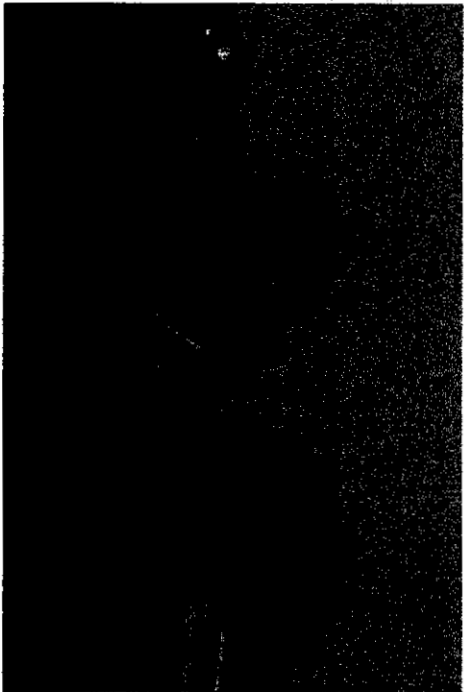
**Sorry, No Access to the
Public Beach**



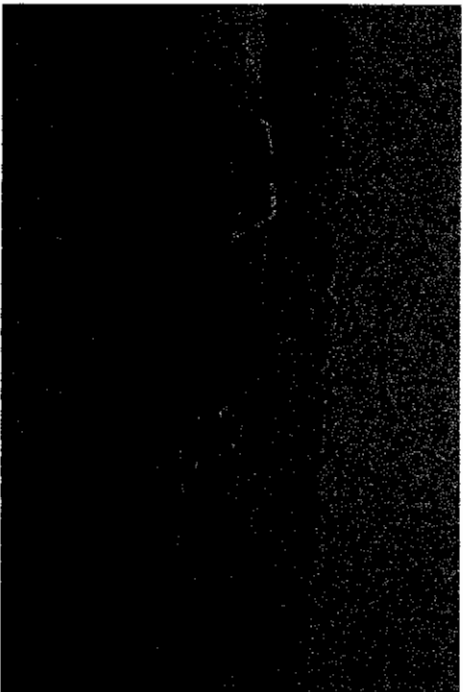


And while the Hotel Del Coronado was making preparations for the beach party on the public beach, another area of the public beach was being closed preparing for a fireworks show

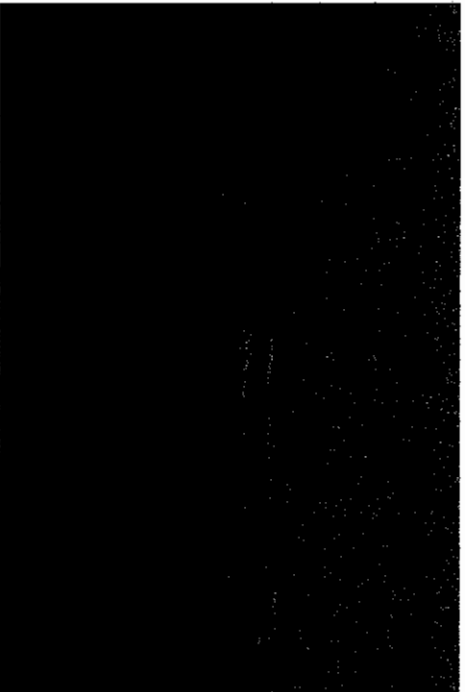
Pyro Spectacular Inc. personnel Preparing a Fireworks Show for the ALHI



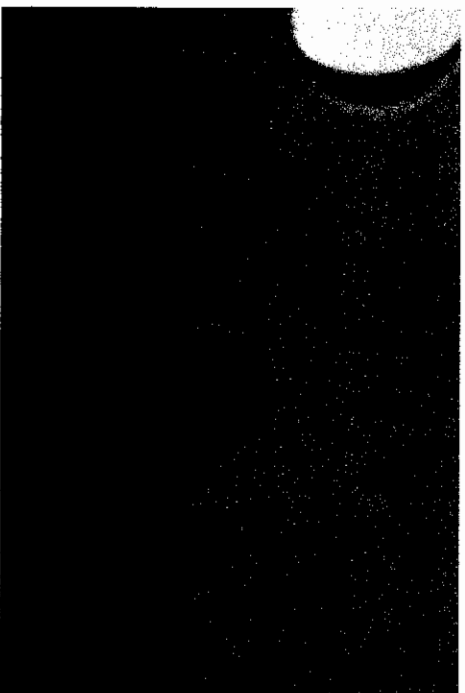
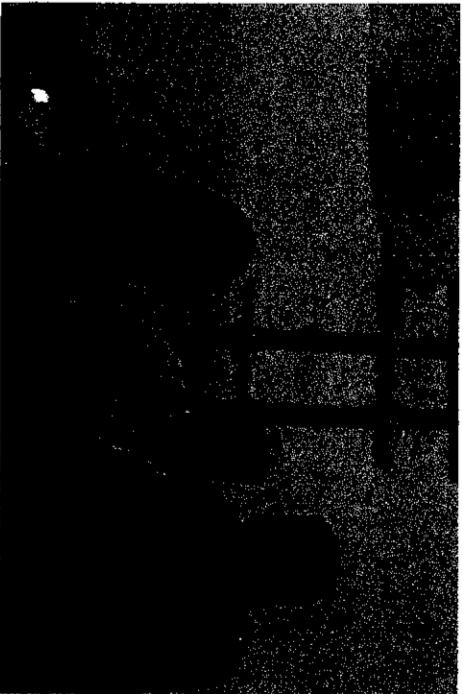
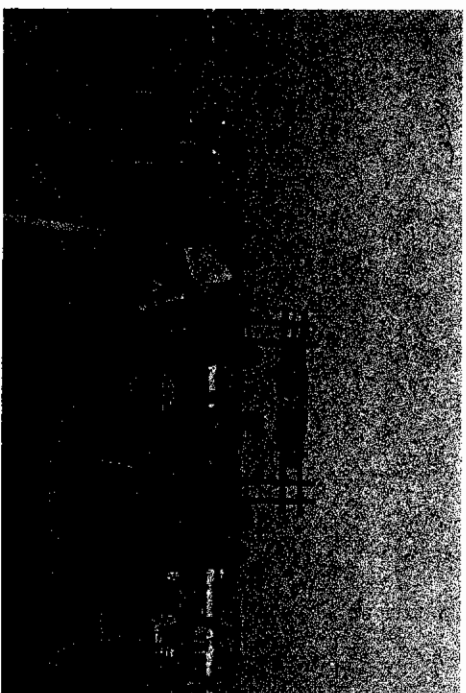
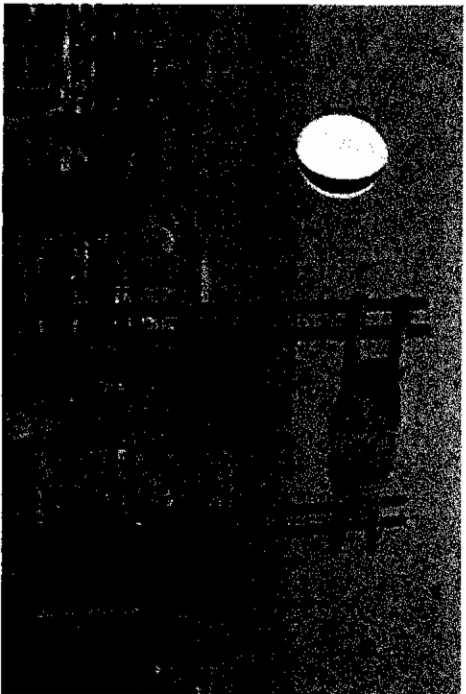
Setting Up the Fireworks



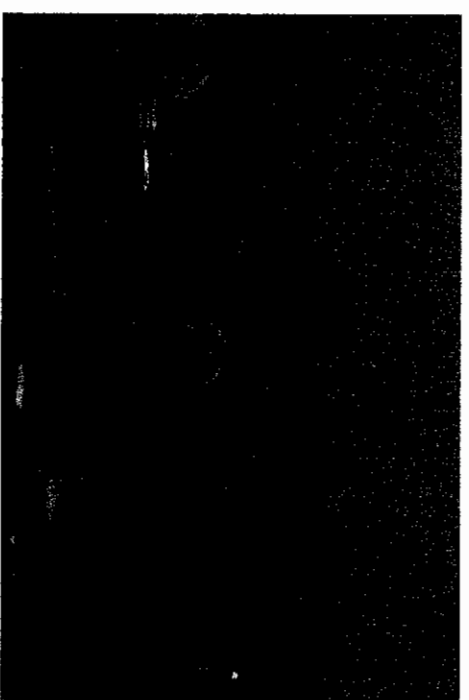
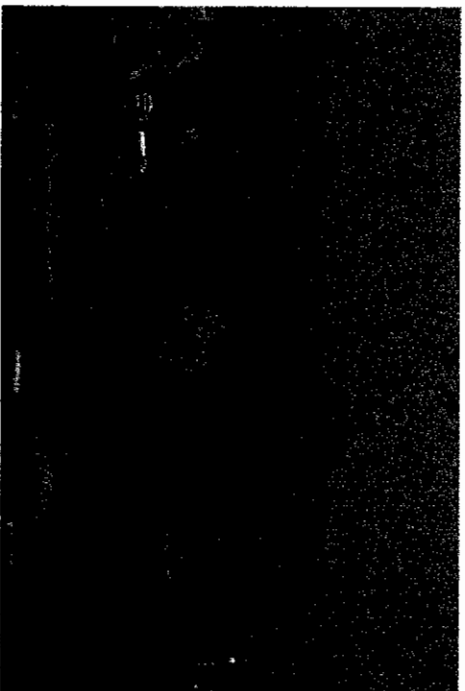
- Pyro Spectacular Inc., sets the fireworks on the high tide watermark; orienting them toward the ocean, so that once they are launched, at least some of the debris will fall into the ocean



Meanwhile, ALHI Guests Start Arriving at the Beach Party!



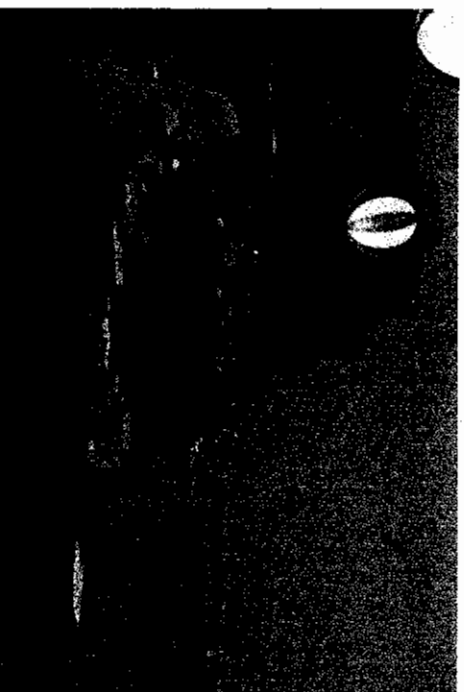
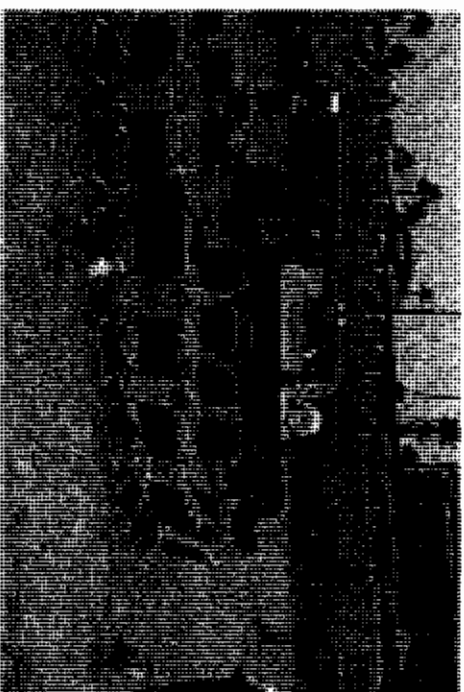
Of Course, “Security” Was There to EnsureWhat???



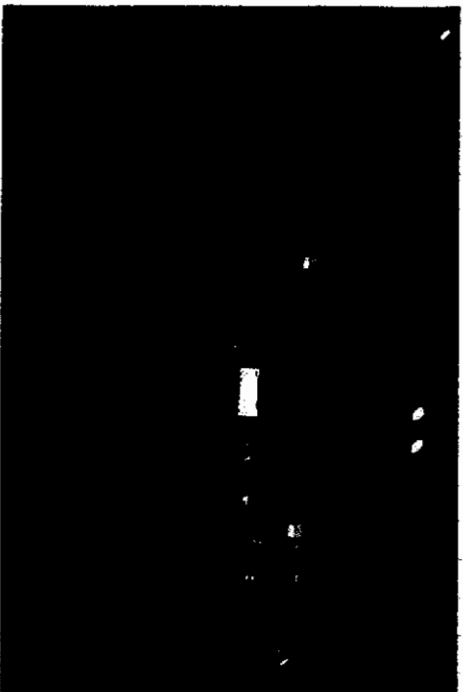
- An essential element in any beach party at the Del is to have security personnel to prevent non-guests from entering the party....(note that it took place on a public access beach)

So, Everyone Had a Good Time

- Guests could sit on beach chairs by a fire pit on the beach; and
- The barman was ready to prepare drinks for the guests



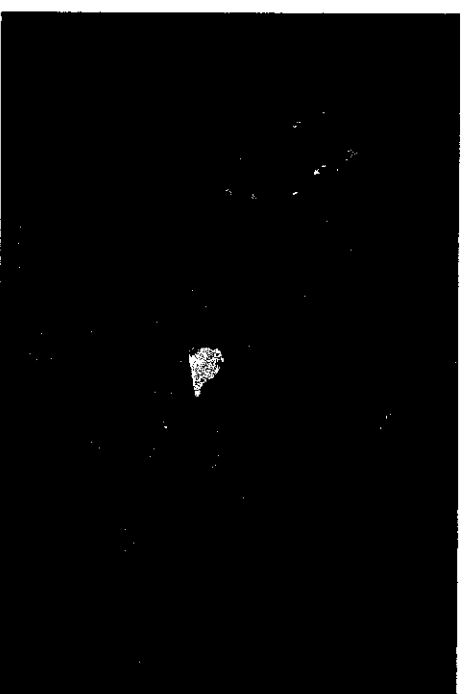
The Fireworks Took Place at 8:00 pm, Lasted About 5 minutes and Then.....



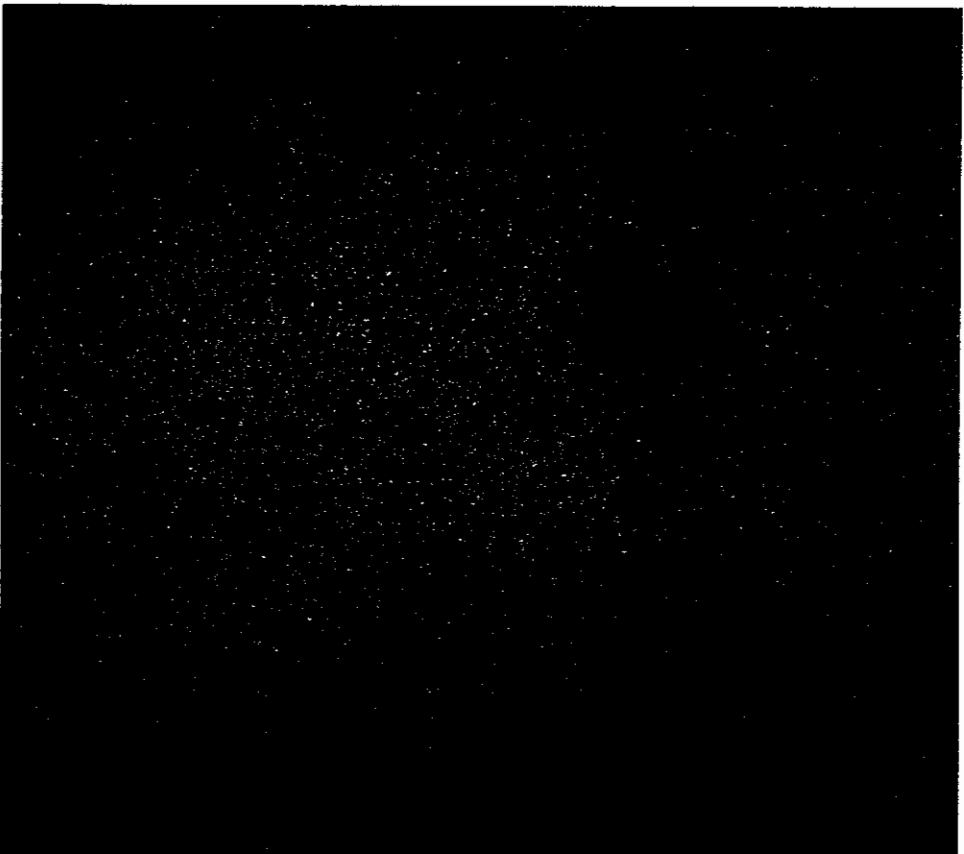
- Pyro Spectacular Inc., started packing all the equipment back into their truck.
- It took two people with head flashlights about 45 minutes to collect all the fireworks launching equipment back into the truck

At 8:45 Pyro Spectacular “Cleaned Up” the Debris and Fall Out on the Beach for 7 Minutes

- Using headlamps in the dark, they walked around the area where they had set up the equipment;
- They collected about a box full of debris; and,
- They raked, hid and buried in the sand the debris.
- But they missed quite a bit, both on the dry sand and on the wet sand.

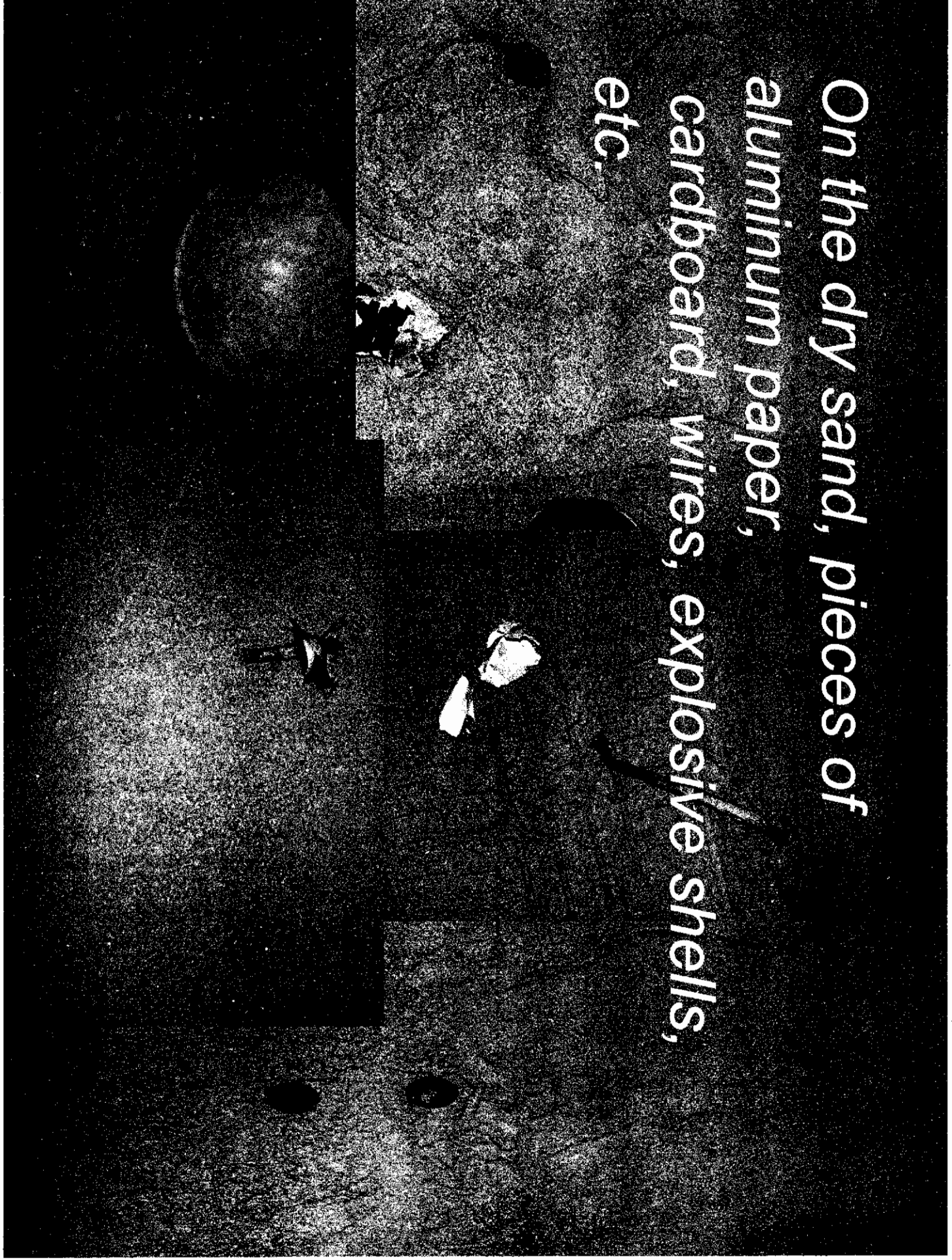


By 9:00 pm, Pyro Spectacular Inc. Had Left, the Party Was Almost Over, BUT What Was Left on the Beach?

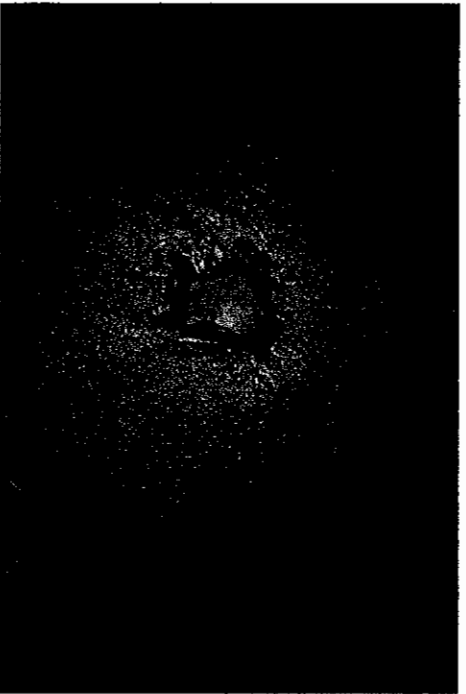
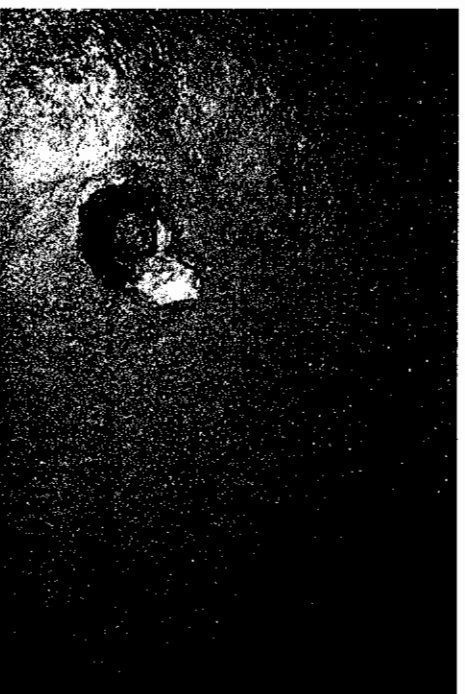
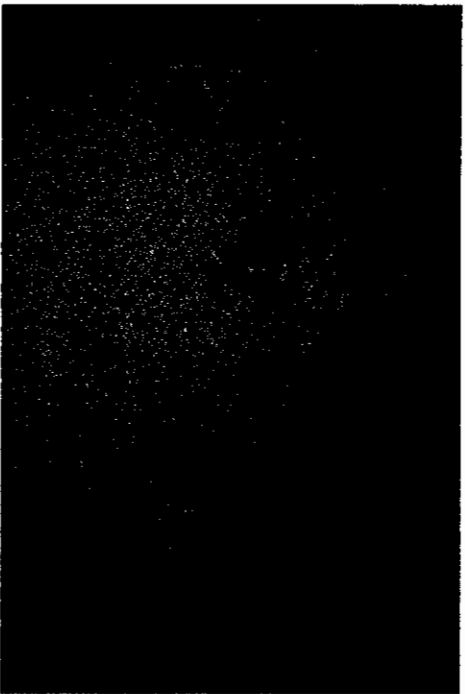


- Residues of Perchlorate, a highly toxic chemical known to affect the thyroid function in humans, which is used in the production of the fireworks used by Pyro Spectacular Inc.
- This is the company hired by the Hotel Del Coronado and authorized by the City of Coronado to operate the fireworks show on the beautiful Coronado beach.
- Who knows what other chemicals...

*On the dry sand, pieces of
aluminum paper,
cardboard, wires, explosive shells,
etc.*



On the Wet Sand, More Debris



So everyone had a good beach party, the Hotel Del Coronado and Pyro Spectacular probably made a lot of money, and... the beaches are a bit dirtier, the ocean is that much more polluted, the sand has perchlorates and the guests can go tomorrow and swim not knowing that thanks to the City of Coronado and the Hotel Del Coronado they may be putting their thyroid at risk...

RECEIVED

JAN 15 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 1, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR 08-099

Dear Ms. Lilly,

I am writing to you about my concerns regarding KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

Without getting technical, I am most concerned with the mass and traffic impact of the proposed addition to the Coronado Hotel. I think it is out of character with the objectives of the Commission and hope it might be redesigned to reduce the density and altered in a way to better serve the public, local residents, and the character of Coronado as a special place to live and visit. It especially seems to wall off the public views and restrict the general enjoyment of the ocean.

Your further consideration as to whether this project would be allowed if new and whether the proposed addition represents an improvement to the existing project is greatly appreciated.

Sincerely,



Andre V Starrett
1710 Ave Del Mundo
Coronado, CA 92118

RECEIVED

JAN 21 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

January 17, 2009

Dear Ms. Lilly,

I am writing concerning the Hotel Del Coronado and their proposed plan. I urge you to vote NO. It is very simply stated that there will be too many building, too many cars and a blocked view of the ocean.

As it is there is too much traffic and with the addition it will hinder emergency vehicle from being able to help the residents of the Coronado Shores of which I am an owner. When I bought our Condo in 1994 I was told that no longer could building be built by the ocean. The Hotel Del has already overloaded the other side of the property with buildings. It is time they stopped.

Along with all of the extra people there will be delivery trucks adding to the chaos. Coronado is small. We do not need more.

Thank you very much for your time and I hope you will vote NO.

Nancy Carden
505 Cabrillo
Coronado Shores
Coronado, California
ccarden@san.rr.com

DL

PAUL L BULLER

RECEIVED

FEB 25 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

February 23, 2009

Dear Ms. Lilly:

My wife, Janice and I have owned a condominium in the Coronado Shores complex for over 11 years. We have enjoyed having the Hotel Del as a neighbor and appreciate the improvements to the property over the last few years. In addition, we looked forward to the improvements planned as outlined in the 2002 Master Plan. However, we are seriously concerned about the 2008 Amended Master Plan. This plan is substantially different from the 2002 Adopted Master Plan. The changes we are concerned about are as follows:

Condominium/Hotel Rooms: The 2008 plan converts all 144 rooms to condominiums, increases their size and concentrates them directly along Ave del Sol. The 2002 Adopted Master Plan placed hotel rooms throughout the property with 34 rooms in the Oxford Building, 23 on top of the laundry, and 87 next to the beach. By increasing the size of the rooms and concentrating them in one area, the Hotel would be creating a "fortress" appearance separating the Hotel from the rest of the community. The proposed 2008 design effectively blocks the public's street-level view of the historic Hotel del Coronado front and the beach from Avenida del Sol as well as parts of Orange Avenue and Silver Strand Boulevard. All people will see is one long, massive, and continuous wall of condominium/hotel rooms and convention center stretching along most of Avenida del Sol.

Conference Center: The hotel is placing their 20,000 square foot conference center with two levels of underground parking on Avenida del Sol. The location of the conference center on this side of the hotel will substantially increase traffic on Ave del Sol including truck traffic. According to the Hotel's documents as many as 10 trucks a day, including 18 wheel semi-trailer trucks will deliver food and supplies to the new development. This increase in both automobile and truck traffic will seriously interfere with public access to the beach from Avenida Del Sol. This street provides the only public access to the beach between the far northwest side of the Hotel Del and Avenida de Las Arenas, a distance of nearly one mile. During the summer months in particular, the street is busy with children on bicycles and families walking to the beach. The addition of a stop light will cause traffic to back up both into the Hotel and The Shores. The addition of the truck traffic (and no truck staging area) will lead to a very chaotic and dangerous situation.

* 1710 Avenida Del Mundo #1108 * Coronado, CA 92118 *
* (619) 522-0274 * Fax (619) 522-0274 *

Diana Lilly
February 23, 2009
Page 2

The Proposed 2008 Plan is a significant change from the Approved 2002 Plan and would have far-reaching implications on our community. An Environmental Impact Report was not conducted for this new 2008 Plan, even though there are very substantial changes to the 2002 Plan. It is imperative that the impacts of these significant changes (and increase in the scope of the project) on water usage, pollution, noise and traffic should be determined before this project moves forward.

We and many others in the Coronado community would like to attend the Coastal Commission hearing on this matter. However, the proposed April 8-10 meeting in Ventura is very inconvenient for many of us in Coronado. We are requesting that the California Coastal Commission change the hearing date for appeals from April 8-10 to either June 10-12 in Orange County or October 7-9 in San Diego, which would be preferable.

Thank you for your consideration of our request.

Sincerely,



Paul L Buller

DL

Allan Leguay
1710 Avenida Del Mundo, Apt. 1008
Coronado, CA 92118

RECEIVED

FEB 25 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 21, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

I am requesting that the California Coastal Commission change the hearing date for the Hotel del Coronado appeals from April 8-10 to either June 10-12 in Orange County or October 7-9 in San Diego, which would be preferable.

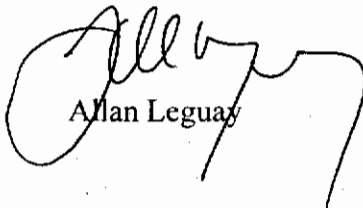
I would like to attend the meeting. The change would allow more Coronado residents to be at the meeting in order to express their concerns about KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

My particular concern is public access to the beach from Avenida del Sol, a small cul-de-sac, will be permanently compromised because the entrance and exit for hotel guest vehicles as well as for delivery trucks for the new complex are planned for this street. This much traffic will compromise safety for beach-goers. All deliveries should continue on R.H. Dana Place, a wide, commercial street where trucks currently deliver products. The street should also be widened by 10 feet to ensure that the public can more easily access the street and parking.

Also, an Environmental Impact Report was not conducted for the 2008 plan, even though the condo-hotel rooms and conference center is 62,000 square feet larger than the 2002 Approved Master Plan. The hotel rooms will increase from 350 to 550 square feet. The impact of water usage, pollution, noise, and traffic should be known before this project proceeds.

Thank you for considering my request to change the meeting to June or October.

Sincerely,


Allan Leguay

February 23, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RECEIVED

FEB 26 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

I am requesting that the California Coastal Commission change the hearing date for the Hotel del Coronado appeals from April 8-10 to either June 10-12 in Orange County or October 7-9 in San Diego, which would be preferable.

I would like to attend the meeting. The change would allow more Coronado residents to be at the meeting in order to express their concerns about KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

My concerns are the following :


1. From Avenida del Sol and Silver Strand Blvd., street-level views of the beach, Point Loma, and historic front of the hotel will be blocked. The massive size and length of the proposed 144 condo-hotel and conference center should be modified to open up views. Moving the conference center to the location approved of in 2002 or to the north side of the property and varying the height along the street will open up views.
2. The continuous height and length of the proposed development of 144 condo-hotel and conference center are too massive. The plan needs to be seriously reconsidered and redesigned. By moving the conference center to the location approved of in 2002 or to the north side of the property and varying the height along Avenida del Sol will reduce the bulk and mass of the buildings.
3. Public access to the beach from Avenida del Sol, a small cul-del-sac, will be permanently compromised because the entrance and exit for hotel guest vehicles as well as for delivery trucks for the new complex are planned for this street. This much traffic will compromise safety for beach-goers. All deliveries should continue on R.H. Dana Place, a wide, commercial street where trucks currently deliver products. The street should also be widened by 10 feet to ensure that the public can more easily access the street and parking.
4. An Environmental Impact Report was not conducted for the 2008 plan, even though the condo-hotel rooms and conference center is 62,000 square feet larger than the 2002 Approved Master Plan. The hotel rooms will increase from 350 to 550 square feet. The impact of water usage, pollution, noise, and traffic should be known before this project proceeds.

Thank you for considering my request to change the meeting to June or October.

Sincerely,

Elliot Feldman

La Playa Unit #504

 2-23-09

December 18, 2008

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR 08-099

Dear Ms. Lilly,

I am writing to you about my concerns regarding KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

1. The condo-hotel and conference center structure will be one long uninterrupted wall of buildings that will block street-level views of the historic front of the Hotel del Coronado. Pedestrians and visitors will no longer be able to see the panoramic view of the hotel front. Two solutions include:

a. Relocate the conference center, which impedes the view of the historic view of the Hotel del Coronado.

b. Please consider a design plan proposed by Concerned Citizens for Keeping the Hotel Del Beautiful. Their drawings improve the view of the Hotel del Coronado from the street level.

2. Reconsider condo-hotel rooms the Hotel del Coronado.

a. The City of Coronado's Local Coastal Program Land Use Plan does not contain guidelines on condo-hotel development. Coronado residents have not been given an opportunity to offer as to whether Coronado should allow such developments.

b. With KSL Properties two development plans, the Beach Villas and the 2008 Amended Master Plan, 25% of rooms will be condominiums. Units can be removed from the rental pool for up to 90 days (3 months) a year. The larger rooms will cost more money to rent. Therefore, there will be a loss of affordable rooms. The 350 square foot rooms will be more affordable to rent. If these units are sold as condominiums they will stay that way.

3. Guest traffic and delivery trucks for the new development will use Avenida del Sol. This street is specifically used by the public to park and visit the beach. Concerned Citizens for Keeping the Hotel Del Beautiful has endorsed moving the conference center

Receiver

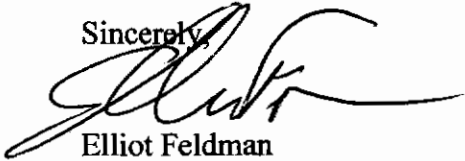
DEC 30 2008

California Coastal Commission
San Diego Coast District

and the product delivery that goes with it. This will make it easier for beach visitors to use Avenida del Sol.

In conclusion I firmly believe that KSL Properties 2008 Amended Master Plan has serious problems that need to be addressed before development can begin. I encourage the California Coastal Commission to help make necessary changes to this project so all will benefit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elliot Feldman', written over the word 'Sincerely,'.

Elliot Feldman
La Playa Unit Owner #504
1710 Avenida del Mundo
Coronado, CA.
92118

February 21, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RECEIVED

FEB 26 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

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I would like to attend the meeting. The change would allow more Coronado residents to be at the meeting in order to express their concerns about KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

I continue to have concerns about the massive size of the proposed 144 condo-hotel units and conference center. Street-level views of the beach, Point Loma, and historic front of the hotel from Avenida del Sol and Silver Strand Blvd. will be blocked if the 2008 master plan is implemented. The 2008 plan is 62,000 square feet larger than the 2002 Approved Master Plan. Hotel rooms will increase from 350 to 550 square feet. The 2008 design looks like the five story condominium buildings in University City (inland from La Jolla), where a continuous wall of units stretches the entire block. This plan can be modified in three ways to open up views: move the conference center to the location approved of in 2002 or to the north side of the property where the existing conference center is, bring room size closer to 350 square feet, and vary the height of the structure along Avenida del Sol to break up the continuous wall effect.

Public access to the beach from Avenida del Sol, a small cul-del-sac, will be permanently compromised with the entrance and exit for hotel guest vehicles and delivery truck placed on this street. The volume of traffic also has the potential to adversely affect the safety for beach-goers. All deliveries should continue on R.H. Dana Place, a wide, commercial street where trucks currently deliver products. Avenida del Sol could also be widened by 10 feet to ensure that the public can more easily access the street and parking.

Because an Environmental Impact Report (EIR) was not conducted for the 2008 plan, no one knows the real impact of this larger structure on water usage, pollution, noise, and traffic. With water use limitations on the horizon, building a larger structure with bigger bathrooms doesn't seem to make sense at this time.

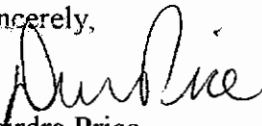
Financing for condo-hotels has changed since the 2008 Amended Master Plan was approved. Fannie Mae and Freddie Mac are no longer financing or refinancing condominium units on hotel properties. In January 2009 Jim Holliman, a senior vice-president at San Diego National Bank is quoted as saying, "Going forward, it's plain vanilla. We as lenders are not going to underwrite condos anymore. We as lenders are going to want you to produce a hotel for a cost, and you can't use crazy things on top of

it... Whatever your plans are for the next 10 years, it's got to work as a hotel only." The 2008 plan increases condo units to 25% of the all hotel rooms. Financing for condo-hotels has now become questionable. In addition, condo-hotel rooms by their very nature limit hotel guests from having year-round access to these rooms. They become exclusive. The hotel should operate as a hotel with rooms available to all any time of the year.

I appreciate you taking my concerns about KSL's 2008 Amended Master Plan for the Hotel del Coronado. I envision a plan that is beautiful, fits the character of the hotel and Coronado, it appropriate in size, and allows the public to enjoy the views of the beach, Point Loma, and historic front of the hotel.

Thank you for considering my request to change the meeting to June or October.

Sincerely,

A handwritten signature in cursive script, appearing to read "Deirdra Price".

Deirdra Price

Concerned Citizens for Keeping the Hotel del Beautiful
1710 Avenida del Mundo #1109
Coronado, CA 92118

DL

RECEIVED

DEC 18 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

December 10, 2008

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR 08-099

Dear Ms. Lilly,

I am again writing to you about my serious concerns regarding KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

The proposed development of 144 condo-hotel rooms and attached conference center will be 40 to 48 feet high and stretch most of the length of Avenida del Sol, a small public beach access cul-del-sac next to the hotel property. KSL Properties made the decision to promote condo-hotel rooms instead of regular hotel rooms. Therefore, the square footage for rooms and conference center has increased by 62,200 over the approved 2002 Master Plan. In this plan, the hotel rooms were 350 square feet and are now proposed to be 550 square feet. The conference center is 5000 square feet larger.

Listed below are my concerns.

First, this new condo-hotel and conference center structure will be one long uninterrupted wall of buildings that will block street-level views of the historic front of the Hotel del Coronado. Pedestrians and visitors will no longer be able to see the panoramic view of the hotel front. The large conference center is one of the biggest parts of the plan that impedes site lines. If the conference center is relocated, the views of the historic front will immediately open up and be preserved forever.

Increased room size, an unvaried design, and placing all new development on Avenida del Sol creates this massive wall effect. A new design has been proposed by a group of Coronado residents called Concerned Citizens for Keeping the Hotel Del Beautiful. Architectural renderings show varied heights along Avenida del Sol in an effort to allow the Hotel del Coronado to be seen from the street.

Second, the City of Coronado's Local Coastal Program Land Use Plan was revised in August 2004. This document does not contain guidelines on condo-hotel development. In City Council meetings, the council members signaled that they wanted to deal with condo-hotel developments on a case-by-case basis. Concerned Citizens for Keeping the Hotel Del Beautiful would like the City of Coronado to place guidelines in their LCP. The process of updating the LCP guidelines would open up the issue of condo-hotels to

public comment and allow residents of Coronado to have input into whether Coronado should allow such developments.

With KSL Properties Beach Villas and 2008 Amended Master Plan, 25% of rooms will be condominiums (901 total rooms, 222 condominiums). Condominium owners can use these units for up to 90 days (3 months) a year, taking the units out of the hotel rental pool. In addition, because of their increased size, rooms will cost more money to rent. There will be a loss of affordable rooms because of owner's rights to use their units and larger room size. If condo-hotel rooms are not allowed, rooms can be 350 square feet, which will make them more affordable to rent. Once these units are sold as condominiums, they will never be full-year-round hotel rooms again.

Fourth, the proposed guest entrance and exit will be moved to Avenida del Sol. In addition, up to 10 trucks, including 18 wheel semi's, will deliver food and supplies for the condo-hotel rooms and conference center on this same street. Avenida del Sol attracts the public who want to visit the beach. With guest and delivery traffic placed on this street, easy access to beach parking will be impeded. This is another reason why Concerned Citizens for Keeping the Hotel Del Beautiful has endorsed moving the conference center. The Hotel del Coronado has another delivery entrance on R.H. Dana Place, a wide street that already handles large trucks. If the conference center is relocated to the north side of the property or placed where it was in the 2002 Master Plan location (and spanning the earthquake fault line), the hotel traffic impact is spread to two locations. This will make it easier for beach visitors to use Avenida del Sol.

I want the Hotel del Coronado to stay beautiful and be successful for years to come. I believe that the current design is deeply flawed. If the 2008 Amended Master Plan goes forward, Coronado will be stuck with a monstrous development that will be permanent and irreparable.

I hope the California Coastal Commission will aid in the process of creating a win/win/win situation for Coronado residents, the City of Coronado, and the Hotel del Coronado.

Thank you for your attention.

Sincerely,



Deirdra Price, Ph.D.

Concerned Citizens for Keeping the Hotel Del Beautiful
1710 Avenida del Mundo #1109
Coronado, CA 92118

DL

July 31, 2008

Diana Lilly
California Coastal Commission, San Diego District
7575 Metropolitan Drive, #103
San Diego, CA 92108

RECORDED

AUG 0 2008

CALIFORNIA
COUNTY COMMISSION
SAN DIEGO COUNTY CLERK

RE: Hotel Del Coronado 2008 Amended Master Plan

Dear California Coastal Commission,

I am writing to you on behalf of many Coronado residents who have grave concerns regarding the Hotel del Coronado's 2008 Amended Master Plan. This plan is substantially different from the 2002 Adopted Master Plan, making it a whole new plan.

The Hotel del's 2002 Adopted Master Plan included a total of 144 rooms with 110 to be built on the beach and 34 to be placed in an existing Victorian building. Rooms were to be 350 square feet in size. The convention center was to be placed on top of the existing laundry facility. These additions were spread throughout the Hotel del's property. Finally, the entrance was to be on the hotel's property next to Avenida del Sol, a cul-de-sac that leads to the beach. The Hotel del's previous owners worked closely with residents and the Coronado City Council to create a design that all were pleased with. The California Coastal Commission approved the design and everyone anticipated the beautiful addition to the hotel. We were surprised to discover that a whole new plan has been in the works.

After the 2002 Adopted Master Plan was approved, KSL Properties bought the Hotel del Coronado. A fault line on the property prompted the new owners to propose moving the convention center. We understand that the convention center must be moved, however, the 2008 Amended Master Plan has three (3) significant changes.

1. Condominium/Hotel Rooms: The new master plan has 144 condominium/hotel rooms being built on the beach. Each room will be 550 square feet so they can be sold as condominiums. This change adds an extra 40,000+ square feet to the footprint and a new height of 50 to 58 feet, which exceeds the 40 foot height limit. This is due to raising Avenida del Sol and therefore the structure to deal with drainage. The Hotel del is also newly requesting the repositioning of the southerly end of the public easement walkway to be placed on the beach in front of the berms. That will allow rooms to be built closer to the beach.

2. Convention Center: A 20,000 square foot convention center with 2 levels of underground parking will be connected to the new condominium rooms. What this creates is a massive, high, and continuous wall of rooms and convention center stretching most of the length of Avenida del Sol. Up to 10 delivery trucks a day, including 18 wheel semi's, will deliver food and supplies to the new development. Trucks will enter through the convention center garage from Avenida del Sol. So many deliveries come to this location because the new development will have its own kitchens and operate as a separate building from the main hotel.

The footprint of the 2008 Amended Master Plan is extremely large compared to the 2002 Adopted Master Plan. The project is overbuilt for the space, loading all changes to the south side of the property by a public street with access to the beach instead of spreading the development throughout the property as envisioned in 2002.

3. Hotel Entrance on Avenida del Sol: All guests will enter and exit the hotel on Avenida del Sol. They have 30 feet in which to turn from Orange Avenue and onto Avenida del Sol before entering hotel property (see traffic diagram). Next to the entrance is the truck loading area for the convention center. Parallel parking on this street will be removed. The public will be provided diagonal parking next to the new development past the entrance and convention center. We have been unable to get an exact number of new parking spaces from the city, although they say it will be the same as now. Currently, there are 52 spaces for public parking.

The 2008 Amended Master Plan has a profound effect on the public and residents.

1. Blockage of public views of the beach and historic Hotel del from the street-level on Avenida del Sol, Orange Avenue, and Silver Strand Boulevard due to the massiveness of the new structure. The Hotel Del states in their 2008 Amended Master Plan document that, "views of the Hotel from the Coronado Shores will be improved by eliminating visible parking in that area and improving street edge landscaping from Avenida del Sol" (page E-6, paragraph 2). "Policy 2 requires that permitted development be sited and designed to safeguard existing public views to and along the ocean and bay shores of Coronado.." (page E-10). The proposed height of 50 to 58 feet comprising one high, long wall of buildings will effectively obscure views of the historic hotel and beach from the public and many residents in four of the 10 buildings.

2. Traffic congestion from hotel guests and delivery trucks will make it harder for the public to easily access the beach. Traffic will be especially acute during the summer months, holidays, large conventions, special events, and parties. The 2008 Amended Master Plan states, "Care should be taken when development occurs on or adjoining the Hotel del Coronado to maintain adequate public access to and along the ocean and to provide adequate view corridors" (Page E-5, paragraph 2b). The words seem to contradict the drawings and model of the proposed development.

3. Noise from vehicles and guests who are concentrated in a small space. The hotel has convention parties and fireworks on the beach. We wonder if there will be parties in front of this new development as it will be used mainly for conventions bookings.

3. Pollution from the large number of cars and delivery trucks entering and exiting on one small cul-de-sac.

4. Emergency vehicle access may be compromised for residents, hotel guests, and the public.

The Hotel del Coronado sees their new plan as an amended plan. We beg to differ. The changes are so substantial, that we think a full review is necessary. It is confusing to us as to why the 2002 Adopted Master Plan has been so fully rejected.

There are a number of ways to remedy problems with the 2008 Amended Master Plan.

Reduce Size and Height of Condominium/Hotel Rooms: The massiveness of the new 144 condominium/room complex (40,000+ extra square feet) needs to be addressed. In the California Coastal Commission's Staff Report of July 20, 2006 (A-6-COR-06-46), they recommended, "that the Commission deny the applicants request. to convert 11 cottages and villa hotel units originally approved as an addition to the Hotel del Coronado to 37 condominium hotel Units. . . .Due to its prime location adjacent to the beach, public amenities, accessibility, and the fact that it is the only beachfront area in the City zoned for Hotel-Motel uses, staff recommends that the subject site be developed only with the uses truly and exclusively serve the visiting public by providing year-round overnight accommodations, such as was originally approved on the site" (page 2, paragraph 3). "The opportunities for public access and recreation at these condo hotel casitas would be far less than with a traditional hotel property, and certainly less that was expected and is required for a designated hotel-motel zone and the prime visitor-serving destination in the City" (page 8, paragraph 2).

The City of Coronado Local Coastal Program Section 30211 cites, "Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided" (page 5, paragraph 2). The 37 Beach Village units at the Hotel del Coronado are being sold as high-end condominiums. We now wonder, as the Coastal Commission Staff did about the 37 villas, will the 144 new condominium/hotel rooms "operate as a conventional hotel affording the same level of visitor-serving use anticipated by the Commission when approved by the Hotel-Motel land use designation and it declined to appeal the hotel expansion, or whether it will function more as a private ownership residential use, inconsistent with the certified LCP" (page 5, paragraph 6).

The City Council of the City of Coronado's Resolution No. 8975 states, "Three months after the date on which occupancy of any Unit begins, and continuing on a calendar quarter basis thereafter, the Hotel del Coronado operations management shall submit to City an audit report indicating that the Project is in conformance with the City's transient occupancy tax requirements and the occupant use restrictions. ." (page 19, paragraph 15). We have tried to obtain this information from the city but have not yet been able to do so.

As stated by the California Coastal Commission Staff, "the proposed project is located on a site of a long-standing, thriving existing hotel" (page 7, paragraph 4), and not a hotel that is languishing and need condominiums to survive.

We would like the Hotel del Coronado to move back to the 2002 Approved Master Plan footprint with regular rooms at 350 square feet. We are hoping that the hotel will stay a hotel and operate that way. However, if condominiums are approved, the number of rooms and height can be reduced to bring the development closer to the 2002 plan. In this

plan, the height of the units is 40 feet, there is green space around the development, and it is set back from the street. These features can now be restored. In addition, public parking access and street-level views of the historic hotel and beach will no longer be compromised.

2. Move the Convention Center: Because of the earthquake fault, the only change that needed to be made was moving the convention center. It makes more sense to move it next to Grande Hall, the existing convention center. This would create a convention complex where delivery trucks would enter on R.H. Dana Place, a wide street where hotel delivery trucks currently enter. The public's access to the beach from this street won't be adversely affected. This one change alone will help reduce the massiveness of the proposed development. This move would conform with the Hotel del claim that, "views of the Hotel. . . will be improved by eliminating visible parking in that area. ." (page E-10, paragraph 2 of the 2008 Amended Master Plan document).

3. Move Hotel Entrance to Hotel Property: This change eliminates traffic congestion that prevents easy access to Avenida del Sol by the public and residents.

Coronado Planning Commission public hearings are scheduled for Tuesday, August 12 and 26 at 3 p.m. to make an "Amendment to City of Coronado Coastal Permit (CP 3-02)" to approve the proposed 2008 Amended Master Plan (see attachments). On August 13 and 27 at 3 p.m., the Design Review Commission holds public hearings to start the approval process of the design. We want the California Coastal Commission to be involved so that wise decisions for our beaches and coastline can be made. We want the process slowed down so that all interested parties will have time to understand the impact of the proposed development.

We hope you will take our concerns into account in your decision-making and move the Hotel del Coronado's development plans back towards the 2002 Approved Master Plan. Then all serious problems created by the 2008 Amended Master Plan will be erased. A win/win/win situation will be created for everyone involved.

Thank you for your attention.

Sincerely,

Deirdra Price, Ph.D.
Concerned Citizens for Keeping the Hotel del Beautiful
1710 Avenida Del Mundo, #1109
Coronado, CA 92118
(619) 435-0280

S. DELL SCOTT

15760 Ventura Blvd., Suite 1520
Encino CA 91436-3026
Tel: (818) 501-3100
E-Mail: delscozyx@sbcglobal.net

December 5, 2008

California Coastal Commission
ATTN: Diane Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098 & Appeal No.A-6-COR-08-099

Honorable Commissioners:

I have owned and occupied an apartment in Coronado Shores since 1977. I write this letter in an effort to convince you that there are a number of "**substantial issues**" involved in the Hotel Del Coronado (HDC) Development Plan and therefore urge you to review their permit "**de novo**"

The "substantial issues" are as follows:

DENSITY AND OVERBURDEN: The HDC plan would overburden their property with a density of South Beach Guestrooms which have an adverse effect on this historic site and on the adjacent Coronado Shores buildings. Since the famous Coronado beach is an integral part of this site, the placement of these guest rooms is totally inappropriate for this location. These units also would have the effect of substantially diminishing the view of the beach from two Coronado Shores building and blocking the view from Orange Avenue. This effect can already be readily seen where the HDC built the "villas" on the beach's north side. The view from Orange Avenue of the beach on Dana Place has been completely obliterated and as one approaches these "villas" going South they look like glorified urbanized tenements.

EGREGIOUS EFFECT OF NEW HOTEL ENTRANCE WITH NEARBBY UNLOADING DOCK: HDC proposes to move the hotel entrance from Orange Ave. to Avenida Del Sol which is one of only two vehicular accesses to the beach. A nightmare of traffic will be created as well as a very dangerous situation for Shores people and HDC occupants, all of whom will be jeopardized in the event of an untoward event like a fire or earthquake, jeopardy.

One of the only two vehicular accesses to the Shores would be virtually directly opposite

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from the proposed new HDC entrance. If the Shores access way is blocked by panicky traffic, the Shores people are left with only one way to get out in their vehicles. And what about emergency vehicles getting in and out in the regular heavy traffic and in an emergency. Additionally, the altered street will be enveloped in automobile pollution and noise constantly.

THE ADVERSE EFFECT OF THE PROPOSED PARKING PLAN ALONG AVENIDA DEL SOL: With tandem, angled parking proposed by HDC, the public will effectively be denied parking access to the beach. As it is this street is presently narrow and would become more so by the proposed parking plan. Traffic nightmares will be created on Orange Avenue by vehicles waiting to get in to the new entrance. It should be noted that Orange Avenue is a State Highway (75) on which the free flow of traffic must be maintained..

Parenthetically, I have personally seen what happened when a lifeguard truck, an ambulance, a fire engine and a police car were packed in the cul-de-sac at the end of this street and had to go through contortion-like maneuvers to bring out a person who had suffered some cardiac problem on the beach..

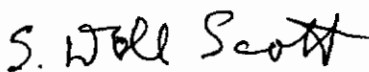
NO WALKWAY CONNECTION FROM THE HDC WALKWAY TO THE SHORES WALKWAY SHOULD BE PERMITTED: There appears to be no good reason that this should be allowed and the HDC plan would involve moving an existing earth berm seaward further onto the beach reducing beach area..

HDC PLAN WOULD BE DAMAGING TO THE ENTIRE INFRASTRUCTURE OF CORONADO WITH DELETERIOUS EFFECTS ON TRAFFIC, SEWAGE DISPOSAL, INCREASED WATER DEMAND IN AN AREA THAT HAD SUFFERED FROM CHRONIC WATER SHORTAGES.

ALTERNATIVE TO THE HDC PLAN: Require the Hotel to diminish the number of its planned new guestrooms all of which should be place on the North side of the hotel which is presently open space and is on a commercial street and faces commercial property. The hotel entrance should be kept where it is or moved to the North side of the hotel on Dana Place.

I urge you to determine that this HDC plan should not be accepted and that a hearing "de novo" should be granted.

Respectfully submitted,


S. Dell Scott

Coronado address:
1730 Avenida Del Mundo, Apt. 701
Coronado, CA 92118
Cellfone #: 818/439-4410

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NOV 17 2008

1710 Avenida del Mundo #708
Coronado, Ca. 92118

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

California Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego, Ca. 92108-4421

Re: Appeal No. A-6-COR-08-098 and 099

Attn. Diana Lilly

Dear Members:

The KSL Properties "2008 Amended Master Plan" deviates from the 2002 Approved Master Plan. We respectfully submit that this deviation requires you to determine the legality of permitting KSL to proceed. Moreover, the height and length of the proposed development is wholly inconsistent with the character of Coronado and the history of the hotel that draws visitors to Coronado. We request that you consider the following:

Condominium/Hotel Rooms: Reduce the number, and lower the height, of the proposed condominium units to eliminate the long, continuous wall of the structure along Avenida del Sol. Bring this project back to the 2002 Master Plan footprint where the height of the buildings is 40 feet total and total square footage matches the 2002 Plan. This will allow corridors of the front of the hotel and the beach as well as bring back the much-needed green space that surrounded the 2002 Master Plan hotel rooms. Don't allow the condominium/hotel rooms to extend further towards the beach by moving the Paseo Del Mar walkway.

Conference Center: Relocate the conference center next to the Grand Hall to create a conference complex. This will alleviate the congestion, noise, and pollution from truck loading (up to 10 trucks a day) on Avenida del Sol. It will also help to open up the public's street-level view of the historic front and beach from all surrounding streets.

Hotel Entrance on Avenida del Sol: Relocate Hotel entrance from Avenida del Sol onto the Hotel's property. Too much traffic will otherwise come onto a public beach access cul-de-sac creating safety issues for the many children and elderly taxpayers that rely on this access.

The Hotel del Coronado will become overdeveloped. The changes in the new 2008 Master Plan should not be rushed. You are chosen representatives with a duty to slow down the process, get resident input, and take time to consider all problems. Once this illegal addition is built, you cannot undo it, and we will all have to live with the outcome.

The Hotel del Coronado should not be permitted a development plan that is massively overbuilt and potentially creates serious traffic, safety, noise and pollution problems.

Let's create a desirable situation for everyone.

Very truly yours,

Jerome M. Libenson
Jerome M. Libenson

November 10, 2008

Harriette R. Libenson

Harriette R. Libenson

DL

**SCOTT A. SNYDER
CAROL M. SNYDER
1720 Avenida Del Mundo Unit 1007
Coronado, CA 92118
E Mail: sasnyder1@yahoo.com**

RECEIVED
MAR 16 2009
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

March 12, 2009

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Attn: Diana Lilly

Re: Hotel Del Coronado - Proposed 2008 Amended Master Plan
Appeal Nos. A-6-COR-08-098 and 099

Dear California Coastal Commission Members and Staff:

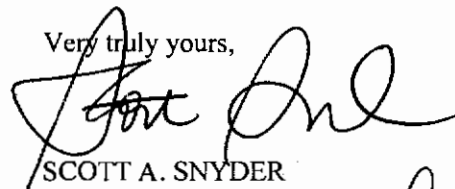
We hereby request that the California Coastal Commission change the hearing date for the above-referenced Hotel del Coronado appeals from April 8-10 to either June 10-12, 2009 in Orange County or preferably, to October 7-9 in San Diego so that we and other local residents can attend and express our deep concerns about KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

We are particularly concerned that the continuous height and length of the proposed development of 144 condo-hotel and conference center are too massive and will disrupt coastal views. The plan needs to be seriously reconsidered and redesigned. We believe it is essential that the conference center be moved to the location approved in 2002 or to the north side of the property and that the height along Avenida Del Sol be varied to reduce the bulk and mass of the buildings.

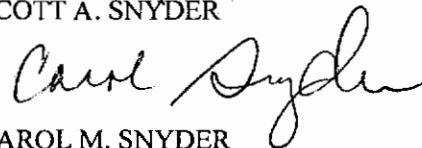
We further believe that a new Environmental Impact Report needs to be conducted for the 2008 plan since the proposed Amended Master Plan essentially constitutes a new master plan due to major changes. For example, the Amended Master Plan includes roughly 62,000 square feet of additional space, the hotel rooms have been changed to condo-hotel rooms with an increase in size from 350 to 550 square feet per room, and the impact of water usage, pollution, noise, and traffic must be re-evaluated, especially given that the hotel owner desires to move the hotel entry/exit to Avenida Del Sol which will likely have a major impact on traffic there. All such matters should be thoroughly evaluated before this project proceeds.

Thank you for considering our request to change the meeting to June or October.

Very truly yours,



SCOTT A. SNYDER



CAROL M. SNYDER

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NOV 17 2008

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

SCOTT A. SNYDER
CAROL M. SNYDER
1720 Avenida Del Mundo Unit 1007
Coronado, CA 92118
E Mail: sasnyder1@yahoo.com

November 11, 2008

California Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Attn: Diana Lilly

Re: Hotel Del Coronado - Proposed 2008 Amended Master Plan
Appeal Nos. A-6-COR-08-098 and 099

Dear California Coastal Commission Members and Staff:

We are residents of the La Sierra Building at The Shores in Coronado. We truly appreciate the Hotel Del Coronado and what it brings to our community. The 2002 Master Plan was carefully and thoughtfully adopted after considerable discussion and consultation among the Hotel owner, the City and Coronado community residents. We looked forward to completion of the improvement work.

Regrettably, the new Hotel owner decided to request that the City approve its 2008 Amended Master Plan with a massive increase in the size and height of proposed improvements and dramatically increased traffic congestion on Avenida Del Sol without any discussion or consultation with nearby Coronado residents. The Amended Master Plan may also eliminate the pedestrian-friendly environment which currently exists on Avenida Del Sol, and there are considerable questions regarding the extent to which the public will have adequate beach access and access to beach recreation. Further, the new Hotel owner desires to convert the previously approved hotel rooms into large condo-hotel units without the City having adopted an LCP amendment.

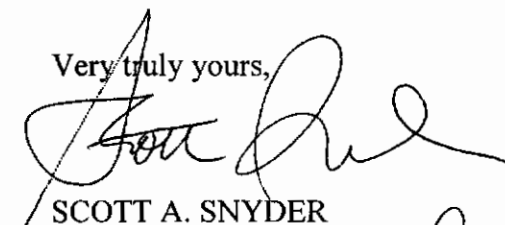
The Hotel's proposal is not an Amended Master Plan as the Hotel would lead one to believe. It is essentially a totally new plan (which will likely result in substantial negative impact on the environment) and should be treated as such. The affect on the environment needs to be carefully studied, and we have previously requested that the Hotel owner be required to submit a new Environmental Impact Report to assess the affect the proposed changes will have on traffic, parking, noise, beach access and erosion, pollution and safety, as well as green areas and view corridors of the historic portion of the Hotel. Regrettably, The Coronado Planning Commission and City Counsel rejected such request. There is every indication that the Amended Master Plan as currently approved by the City of Coronado has been rushed through in an effort to avoid adequate discussion.

The proposed 2008 Amended Master Plan would create a massive walled structure along most of Avenida Del Sol with substantial added building area and height. This structure needs to be reduced in size and height. There needs to be sufficient green space to break up this massive structure. The 2002 approved Master Plan is the benchmark for acceptable development. The condominium/hotel improvements should also not be allowed to extend further toward the beach.

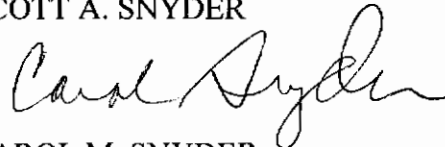
The location of the hotel entrance and the proposed Conference Center on Avenida Del Sol would create unacceptable additional traffic and noise along Avenida Del Sol due to the Hotel's proposed entry/exit and loading plans. Moving the Conference Center next to the Grande Hall to create a conference complex would alleviate this problem. Relocating the hotel entrance away from Avenida Del Sol and moving the proposed bus loading off of Orange Avenue to R.H. Dana Place would be a great help in alleviating traffic congestion.

Overdevelopment of the Hotel Del Coronado will have long-term consequences for all residents of Coronado and to the continued success of the hotel itself. This proposal needs to be carefully studied. Rushing is not in the best interests of the City or its residents. Slowing down the process is the only way to be certain everyone's interests are taken into account and to ensure that the Hotel Del Coronado will continue to provide a world-class experience for everyone. Thank you for your consideration

Very truly yours,



SCOTT A. SNYDER



CAROL M. SNYDER

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RECEIVED

MAR 02 2009

S. DELL SCOTT
Attorney At Law
15760 Ventura Blvd., Suite 1520
Encino, CA 91436-3026

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 25, 2009

Coronado address:
1730 Avenida Del Mundo
Apt. 701
Coronado CA 92118

California Coastal Commission
Attn: Ms. Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego CA 92108-4421

Re: Appeal No. A-6-COR-08-098
Re: Appeal No. A-6-COR-08-009

Dear Ms. Lilly:

I respectfully request that the Commission postpone the Hotel Del Coronado Appeals from April 8-10 to either June 10-12 in Orange County or preferably to October 7-9 in San Diego to make it easier for Coronado residents to attend and express their objections to the KSL Properties 2008 Amended Master Plan for the Hotel.

My wife and I have owned our apartment in Coronado Shores for our personal use since 1977. We object to the HDC Amended Master Plan for the following reasons:

The Hotel plan violates the Mandate of Section 30251 of the California Public Resources Code by blocking the beautiful view of the beach, the ocean and scenic Point Loma. This blockage would be caused by the massive 144 condo-hotel and conference center. The conference center should be located in the open space on the North side of the Hotel. It would then be along R.H. Dana Place, a wide commercial street. The view has already been damaged enough by the newly built Hotel "villas" and should no be damaged more.

The presently proposed development of 144 condo-hotel is too massive and dense for the site and would saturate the available land. This construction would look like a military barracks or tenement housing and would be contrary to the requirements of Sec. 30253 of the PRC.

Moving the Hotel entrance to Avenida del Sol, a small cul-de-sac street, along with the proposed relocation of delivery trucks site would create a safety hazard because of seriously increased traffic from the Hotel itself, in and out traffic from the Shores access-way and from Orange Ave. It would also virtually deny public access to the beach. (See Sacs. 30252 & 30253.

Telephone: 818/783-8282

E-mail: delscozyx@sbcglobal.net

Facsimile: 818/783-8286

S. DELL SCOTT
Attorney At Law
15760 Ventura Blvd., Suite 1520
Encino, CA 91436-3026

Overall the Hotel Plan would substantially increase water demand in an era of water shortage and in a water sensitive area like San Diego County. It would also greatly increase noise, traffic and pollution and whenever there is a Hotel function (which has historically packed the parking lot) traffic would virtually come to a standstill or at best creep and crawl between R.H. Dana Place and Avenida del Sol. It is therefore mandatory that a current Environmental Impact Report should be required.

Respectfully,


S. Dell Scott

22

RECEIVED

MAR 02 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 24, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

I request that the above referenced appeals, which are presently scheduled for hearing on April 8-10 be rescheduled to either June 10-12 in Orange County or October 7-9 in San Diego.

I understand that a significant number of Coronado residents, including my wife and myself, would like to attend this meeting. Rescheduling this appeal to a location nearer Coronado will result in greater input to the Commission on concerns about KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

While we have several concerns about the Amended Master Plan, we are particularly concerned about the negative impact of the Plan changes proposed to public access to the beach from Avenida Del Sol. The proposed changes to this small cul-de-sac will permanently compromise the safety and availability of this important public beach access, because the Plan relocates all of the Hotel's entrance and exit vehicle and truck delivery traffic to this street.

Further, an Environmental Impact Report was not conducted for the 2008 plan, even though the condo-hotel rooms and conference center is 62,000 square feet larger than the 2002 Approved Master Plan. The hotel rooms will increase from 350 to 550 square feet. The impacts on beach access, water usage, pollution, noise, and traffic should be fully assessed using environmental impact assessment tools before this project proceeds.

Thank you for considering my request to change the meeting to June or October.

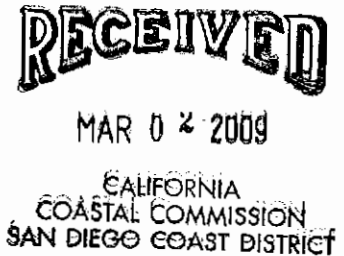
Yours truly,



Jo Anne & James C. Scott
958 I Avenue
Coronado, Ca. 92118

24
February 26, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421



RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

I am requesting that the California Coastal Commission change the hearing date for the Hotel del Coronado appeals from April 8-10 to either June 10-12 in Orange County or October 7-9 in San Diego, which would be preferable.

I would like to attend the meeting. The change would allow more Coronado residents to be at the meeting in order to express their concerns about KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

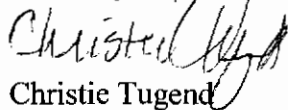
I am concerned that the massive size and length of the proposed 144 condo-hotel and conference center are too massive for the proposed location. Street-level views of the historic front of the hotel as well as views of the beach and Point Loma will be compromised. I believe that moving the conference center project to the location that was approved in 2002 or to the north side of the property and varying the height along Avenida del Sol will help to reduce the impact of the buildings.

There is important public access to the beach from Avenida del Sol, a small cul-del-sac, and I do not want that to be affected by increased traffic from hotel guests and/or deliveries for the new project. This area is important to the community at large as well as adjoining neighbors. I believe that all such traffic should remain on the current routes which are much broader streets suitable for commercial traffic.

An Environmental Impact Report was not conducted for the 2008 plan, even though the condo-hotel rooms and conference center is 62,000 square feet larger than the 2002 Approved Master Plan. The hotel rooms will increase from 350 to 550 square feet. The impact of water usage, pollution, noise, and traffic should be known before this project proceeds.

Thank you for considering my request to change the meeting to June or October.

Sincerely,



Christie Tugend
161 F Avenue
Coronado, CA 92118

DL

William S. Levine
1710 Avenida del Mundo #301
Coronado, California 92118

RECEIVED

MAR 05 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

February 23, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Dr. Suite 103
San Diego, CA 92108-4421

RE: APPEAL NO. A-6-COR-08-098
APPEAL NO. A-6-COR-08-099

Dear Mrs. Lilly,

I am requesting that the California Coastal Commission change the hearing date for the Hotel del Coronado appeals from April 8-10 to either June 10-12 in Orange County or October 7-9 in San Diego which would be preferable.

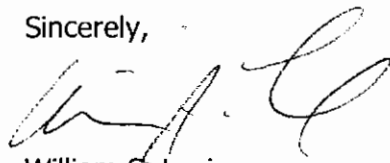
I would like to attend the meeting. The change would allow more Coronado residents to be at the meeting in order to express their concerns about KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

My main concerns are:

- A) Public access to the beach from Avenida del Sol, a small cul-de-sac, will be permanently compromised because the entrance and exit for the hotel guest vehicles as well as delivery trucks for the new complex are planned for this street. This much traffic will compromise safety for beach-goers. All deliveries should continue on R.H. Dana Place, a wide, commercial street where trucks currently deliver products. The street should also be widened by 10 feet to insure that the public can more easily access the street and parking.
- B) An Environmental Impact Report was not conducted for the 2008 plan, even though a condo-hotel rooms and conference center is 62,000 square feet larger than the 2002 Approved Master Plan. The hotel rooms will increase from 350 to 550 square feet. The impact of water usage, pollution, noise and traffic should be known before this project proceeds.

Thank you for considering my request to change the meeting to June or October.

Sincerely,



William S. Levine

Dear Ms. Lilly,

I am requesting that the California Coastal Commission change the hearing date for the Hotel del Coronado appeals from April 8-10 to either June 10-12 in Orange County or October 7-9 in San Diego, which would be better for me.

I would like to attend the meeting. The change would allow more Coronado residents to attend the meeting in order to express their concerns about KSL Properties 2008 Amended Master Plan for the Hotel del Coronado.

Public access to the beach and my home from Avenida del Sol will be permanently compromised because the entrance and exit for hotel guest vehicles as well as for delivery trucks for the new complex are planned for this small street. This will create a safety problem for beach-goers and residents.

An environmental Impact Report was not conducted for the 2008 plan, even though the condo-hotel rooms and conference center is 62,000 square feet larger than the 2002 Approved Master Plan. The hotel rooms will increase from 350 to 550 square feet. The impact of water usage, pollution, noise, and traffic should be known before this project proceeds.

Thank you for considering my request to change the meeting to June or October.

March 3, 2009



Harriette Libenson
1710 Avenida del Mundo #708
Coronado, Ca. 92118

RE: Appeal No. A-6-COR-08-098

RE: Appeal No. A-6-COR-08-099

Receiver

MAR 05 2009

California Coastal Commission
San Diego Coast District

26

ARDAGNA & RAMIREZ, LLP
Attorneys at Law

Ned Ardagna, Esq.
Ned@lawyer.com

Suzanne Ramirez, Esq.
SuzanneRamirez@aol.com

26 February 2009

RECEIVED

MAR 02 2009

California Coastal Commission
ATTN: Ms. Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

RE: Appeal Nos. A-6-COR-08-098 and A-6-COR-08-099

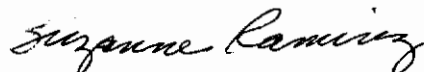
Dear Ms. Lilly,

I am writing to you to request that the California Coastal Commission change the date for hearing of the above-referenced appeals concerning Coronado's Hotel Del expansion. I believe the current hearing is set for April 8-10 in Santa Barbara or Ventura.

The subject of these appeals has generated a great deal of interest in our small community. It is imperative that the Commission hear from community members, and not make its decision based only on the hired representatives of the Hotel Del and City staffers.

I am asking that the matter be reset for a later date at a location nearer to Coronado. The ideal time and place would be at your October meeting here in San Diego. Given the time it has taken the Hotel Del to get to this point, literally years, a delay of a few months would not seem unreasonable. A second, but less preferred option would be the June meeting in Orange County. It is my understanding that the Coastal Commission rotates meeting locations so as to encourage public participation. I would like to attend the meeting at which these appeals are to be heard. A change in location would allow me to do so.

Sincerely,



Suzanne Ramirez
Resident: 449 D Avenue, Coronado

RECEIVED

MAR 2 6 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

John C. and Patty Schmidt
151 F Avenue
Coronado, CA 92118
(619) 435-0886

March 15, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098

RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

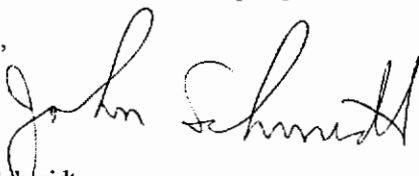
We are respectfully requesting that you deny the 2008 Hotel del Master Plan. The plan that was approved by a 3-2 split vote of the Coronado City Council is a significantly amended plan from the approved 2002 Adopted Master Plan which I voted to approve as a former City of Coronado Councilmember.

This proposal is a significant change from the 2002 Master Plan and there is significant public concern to warrant the California Coastal Commission to deny this plan. I believe the cumulative project changes indeed triggered the need by City Council to require a new EIR. The traffic impact as well as emergency access to the adjacent streets and neighborhoods will be significant. In an attempt to get additional off-site parking by adopting diagonal parking on Avenida del Sol the plan creates a dangerous situation for pedestrians attempting to access the public beach on an already congested public right of way.

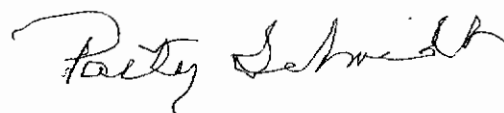
Unfortunately the original 2002 Master Plan must be reconfigured with the now-identified fault zone requiring a buffer zone. However it is not and should not be license to increase square footage when the reconfiguration is due to safety concerns in a potential earthquake zone. This project does not meet the community's sense of size and scale. From Avenida del Sol and Silver Strand Blvd., street-level views of the beach, Point Loma, and historic front of the hotel will be blocked. The massive size and length of the proposed 144 condo-hotel and conference center should be modified to open up views.

The Hotel del Coronado is an integral element of our community. Its economic viability is important but not at the expense of the residents of Coronado. In 2002, in community meetings and after an EIR process we negotiated and compromised to adopt the 2002 Master Plan. Now because of the 2003 identification of the Alquist-Priolo Earthquake Fault Zone the hotel has submitted an amended master plan that was approved by a divided City Council and produced unprecedented public outcry. One of the issues of the last election was the adoption of the Hotel del Coronado Masterplan. The councilmember who voted against this plan ultimately was elected Coronado's new Mayor and defeated the other councilmember who voted for the plan. We urge you to deny this controversial and flawed plan. Please return it to the City of Coronado to continue to work with the Hotel and the many residents who have expressed concerns to adopt a plan that enhances and protects this seaside property for future generations.

Sincerely,



John C. Schmidt



Patty Schmidt

RECEIVED

MAR 26 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

March 18, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

The 2008 Amended Master Plan for the Hotel del Coronado should be denied by the Coastal Commission. An Environmental Impact Report should be conducted for the 2008 plan because the condo-hotel rooms and conference center is significantly larger than the 2002 Approved Master Plan. The original 2002 Plan did not include contels. Before this plan proceeds it is crucial that Coronado understands the impact of water usage, pollution, noise, and traffic on our community.

The bulk and mass of the proposed 144 condo-hotel and conference center are inappropriate for Coronado community standards especially on our beach. It is clear that the citizens of Coronado are concerned about the height of buildings and increases in density. This plan is supposedly in response to an earthquake fault and is to provide a buffer zone for safety. It should not be an opportunity to increase the size and scope of the original plan but to reconfigure the originally approved elements on the site while ensuring safety of guests in the case of a major earthquake. The plan should be redesigned and reduced in size and mass in keeping with the 2002 Approved Master Plan.

Public access to the beach from Avenida del Sol will be permanently impacted as well because the entrance and exit for hotel guest vehicles as well as for delivery trucks for the new complex are planned for this street. From Silver Strand Blvd. and Avenida del Sol, street-level views of the beach, Point Loma, and the historic front of the hotel will be blocked. Additional traffic will adversely impact safety for beach-goers as well as emergency access for the existing homeowners in the area.

I urge the Commission to deny this project and protect this priceless coastal property.

Sincerely,



RECEIVED

MAR 20 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

March 17, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

The KSL Properties 2008 Amended Master Plan for the Hotel del Coronado should be denied by the Coastal Commission. An Environmental Impact Report was not conducted for the 2008 plan, even though the condo-hotel rooms and conference center is significantly larger than the 2002 Approved Master Plan. Before this plan proceeds it is imperative that our community knows the impact of water usage, pollution, noise, and traffic on our community.

The bulk and mass of the proposed 144 condo-hotel and conference center are inappropriate for Coronado community standards especially on our beach. The plan should be redesigned and reduced in size and mass.

From Silver Strand Blvd. and Avenida del Sol, street-level views of the beach, Point Loma, and the historic front of the hotel will be blocked. Public access to the beach from Avenida del Sol will be permanently impacted as well because the entrance and exit for hotel guest vehicles as well as for delivery trucks for the new complex are planned for this street. This additional traffic will adversely impact safety for beach-goers as well as emergency access for the existing homeowners in the area.

Please deny this proposed project.

Sincerely,

Robert K. Legend DRM

24
RECEIVED

JUN 18 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

June 15, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

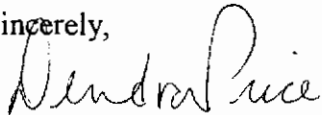
RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

Enclosed please find two letters regarding the earthquake fault on the Hotel del Coronado property. The first is from William Krisel who sent his letter in February. The second is from Gary Birnbaum, M.D. who has updated his letter and attachments.

I hope you and your staff find these letters helpful. Thank you for your ongoing interest.

Sincerely,



Deirdra Price
Concerned Citizens for Keeping the Hotel del Beautiful
1710 Avenida del Mundo #1109
Coronado, CA 92118
(619) 435-0280

Gary Birnbaum, MD
1710 Avenida Del Mundo #801
Coronado, CA 92118

RECEIVED

JUN 18 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

June 16, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

Re: Appeal No. A-6-COR-08-098
Re: Appeal No. A-6-COR-08-099

Dear Commissioners:

I am a resident of Coronado, California and live in La Playa Tower, the Coronado Shores building closest to the Hotel Del Coronado and bordering on Avenida Del Sol and Silver Strand. I am writing to express my concern regarding the Hotel Del Coronado's Amended Master Plan for development of new guest rooms and a convention center in this area.

The Hotel Del Coronado developed a 2002 plan for this part of the property which included buildings set back from Avenida Del Sol, with landscaping to soften the appearance from the street and with a height restriction in keeping with the structures of the Hotel's new "beach village" on the other side of the property. As I understand, a revised geologic map outlining earthquake fault zones (as required by the Alquist-Priolo Act) was issued by the State of California in 2003 and the area of this development was found to be located within an earthquake fault zone. The Hotel Del Coronado subsequently developed a 2008 revision of the Master Plan, yet what is proposed in this revision is an even larger development which still lies within the earthquake fault zone identified by the 2003 Alquist-Priolo map and which should be included in the setback and fault hazard zone required by the Alquist-Priolo Act.

I have attached a copy of the 2003 revised Alquist-Priolo surface fault zone map (Attachments A and A-1) as well as an enlargement from this map (Attachment B). This map is a copy of the State of California Alquist Priolo fault zone map for the Point Loma Quadrangle, which includes the city of Coronado, and was obtained from the California Department of Conservation website.

I would like the Commissioners to kindly take notice of the following features of this map, and the enlargements and other maps I have provided, which demonstrate that the Hotel Del Coronado's depiction of the fault line as drawn in their Amended Mater Plan and on which the entire Plan revision is based, may not be accurate.

The map demonstrates that the entire area of this proposed development, both the 2002 and the 2008 plans, is located within the earthquake fault zone. This zone extends from the main building of the Hotel Del Coronado southwest to the south end of my residence in Coronado Shores. The fault is identified on the State of California map as passing through this area in question to the southeast of the Hotel Del Coronado's existing "Ocean Towers" buildings (indicated on Attachment B).

Attachment C is a map of the earthquake fault zone and Coronado Fault as depicted in the Hotel Del Coronado consultant's map included in the Hotel's Master Plan Update. Please note that this map agrees with the State of California map, depicting the fault line as running to the southeast of the existing "Ocean Towers" buildings. Yet, as subsequently suggested in the Hotel Del Coronado "Plan Showing Location of Fault Zone..." (Attachment D), the Hotel Del Coronado now depicts the fault line as running either through or to the northwest of the existing "Ocean Towers" buildings. The Hotel Del Coronado gives no explanation for the discrepancy between the fault line locations.

Location of the surface fault southwest of the Ocean Towers, as located on the State of California map rather than in the location of the Hotel Del Coronado's map, places the proposed new guestroom building and convention center of the Amended Master Plan much closer to the fault – closer than the setback chosen by the Hotel Del Coronado – and would preclude its construction in this location.

In addition, I believe that the amount of setback (a 50 foot corridor or only 25 feet on each side of the fault) may not be sufficient given the uncertainty in precisely locating the surface fault. As stated in the California Geological Survey's "Note 49" (attached hereto as Attachment E), the recommendation for amount of setback from a surface fault must depend on how accurately the fault is located. If the fault is located by "indirect or interpretive methods" (which were the methods used in this case), then the area considered to be underlain by a fault is larger. Please note the following from Page 3 of this publication:

F. Recommendations.

1. Setback distances of proposed structures from hazardous faults. The setback distance generally will depend on the quality of data and type and complexity of fault(s) encountered at the site. In order to establish an appropriate setback distance from a fault located by indirect or interpretative methods (e.g., borings or cone penetrometer testing), the area between data points also should be considered underlain by a fault unless additional data are used to more precisely locate the fault. State and local regulations may dictate minimum distances (e.g., Section 3603 of California Code of Regulations in Appendix B in Hart and Bryant, 1997).

Whereas the discovery of this fault and publication of this map in 2003 is the reason the Hotel Del Coronado has produced an Amended Master Plan, I believe it is imperative to identify more accurately where this fault lies. Indeed, there may be more than one fault, as the map

(Attachments A, A-1, B and C) clearly show two faults from offshore heading onto the Hotel Del Coronado property. An indeterminate location of the fault or inadequate setback from new structures might easily place the fault too close to a building or make the setback corridor too narrow for safe construction on a parcel the size of this one.

In summary, I would like the Commissioners to consider to following points:

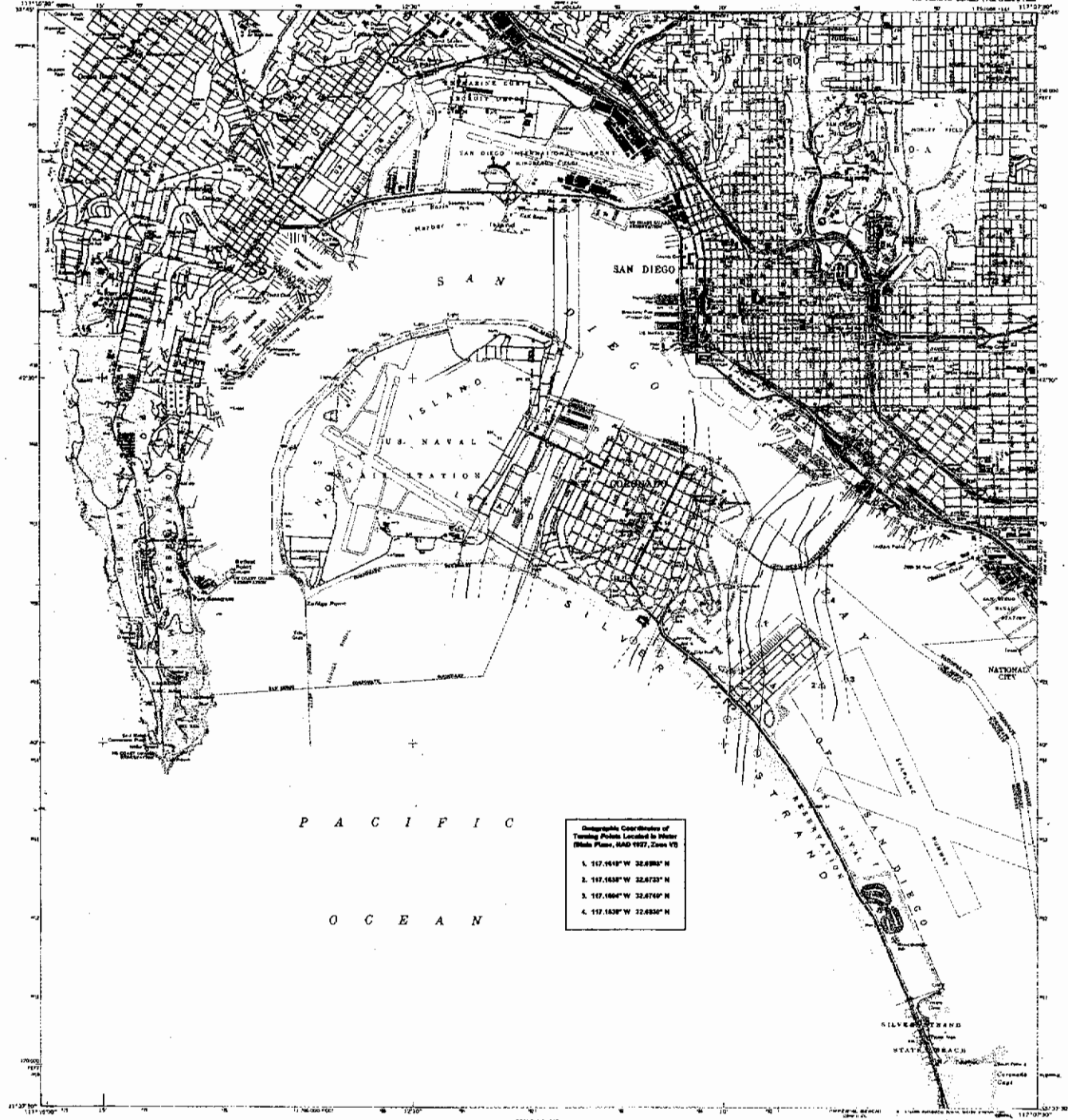
1. The State of California Alquist-Priolo map for this area does not support the location of the surface fault suggested by the Hotel Del Coronado. It is indicated on the State of California map to be located to the southwest of where the Hotel Del Coronado has placed it in their Amended Master Plan. The fault line location the Hotel has suggested (running directly through or to the northwest of the existing "Ocean Towers" buildings), is more favorable to the Hotel's proposed Master Plan Amendment, but it is not supported by the State of California map.
2. The location of the fault indicated in the 2003 Alquist-Priolo map would place the fault directly through the proposed convention center on the Hotel Del Coronado's Amended Master Plan and would be unsafe.
3. Where there is uncertainty about the location of a surface fault, the establishment of a fault hazard zone needs to be done with this uncertainty in mind and with consideration of a potentially larger area at risk. The methods used in the Hotel Del Coronado's investigation may require that a larger area of the property than the Hotel has indicated may need to be considered a fault hazard zone.

Thank you for allowing me to present my concerns and to address the Commission on this important matter.

Respectfully,



Gary Birnbaum



Geographic Coordinates of Turning Points Located in Water (Main Plane, NAD 1983, Zone 10)

1.	117.1614° W	32.8283° N
2.	117.1638° W	32.8733° N
3.	117.1604° W	32.8740° N
4.	117.1638° W	32.8530° N

MAP EXPLANATION

- Active Faults**
- 1906 C
 - Faults considered to have been active during Holocene time and have potential for surface rupture, solid line where actively located, long dash where approximately located, short dash where inferred, dotted where concealed, quartz (?) indicates additional uncertainties. Evidence of historic offset indicated by year of earthquake-related event of C for displacement caused by fault creep.
- Earthquake Fault Zone Boundaries**
- These are delineated as straight-line segments that connect associated turning points as to define Earthquake Fault Zone segments.
 - Turning point located in water and controlled by geographic coordinates.
 - Dashed projection of zone boundary.

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**STATE OF CALIFORNIA
EARTHQUAKE FAULT ZONES**

POINT LOMA QUADRANGLE
REVISED OFFICIAL MAP
Effective May 1, 2003

James F. Davis State Geologist

REFERENCES USED TO COMPILE FAULT DATA

Point Loma Quadrangle

Bohannon, R.F., and Henry, S.A., 1968. Character and history of faulting within San Diego, California. California Division of Mines and Geology Map Sheet 90, page 140-146.

Bohannon, R.F., and Gentry, R.H., 1956. Results of a study of faulting in San Diego and the Point Loma area. California Department of Conservation, Division of Mines and Geology, California Division of Mines and Geology Bulletin 170.

Bohannon, R.F., and Clark, S.L., 1974. Age of faulting in the Point Loma area. California Division of Mines and Geology, California Department of Conservation, Division of Mines and Geology Bulletin 170.

Bohannon, R.F., 1968. State of California, Department of Mines and Geology, California Division of Mines and Geology, California Department of Conservation, Division of Mines and Geology, California Division of Mines and Geology Bulletin 170.

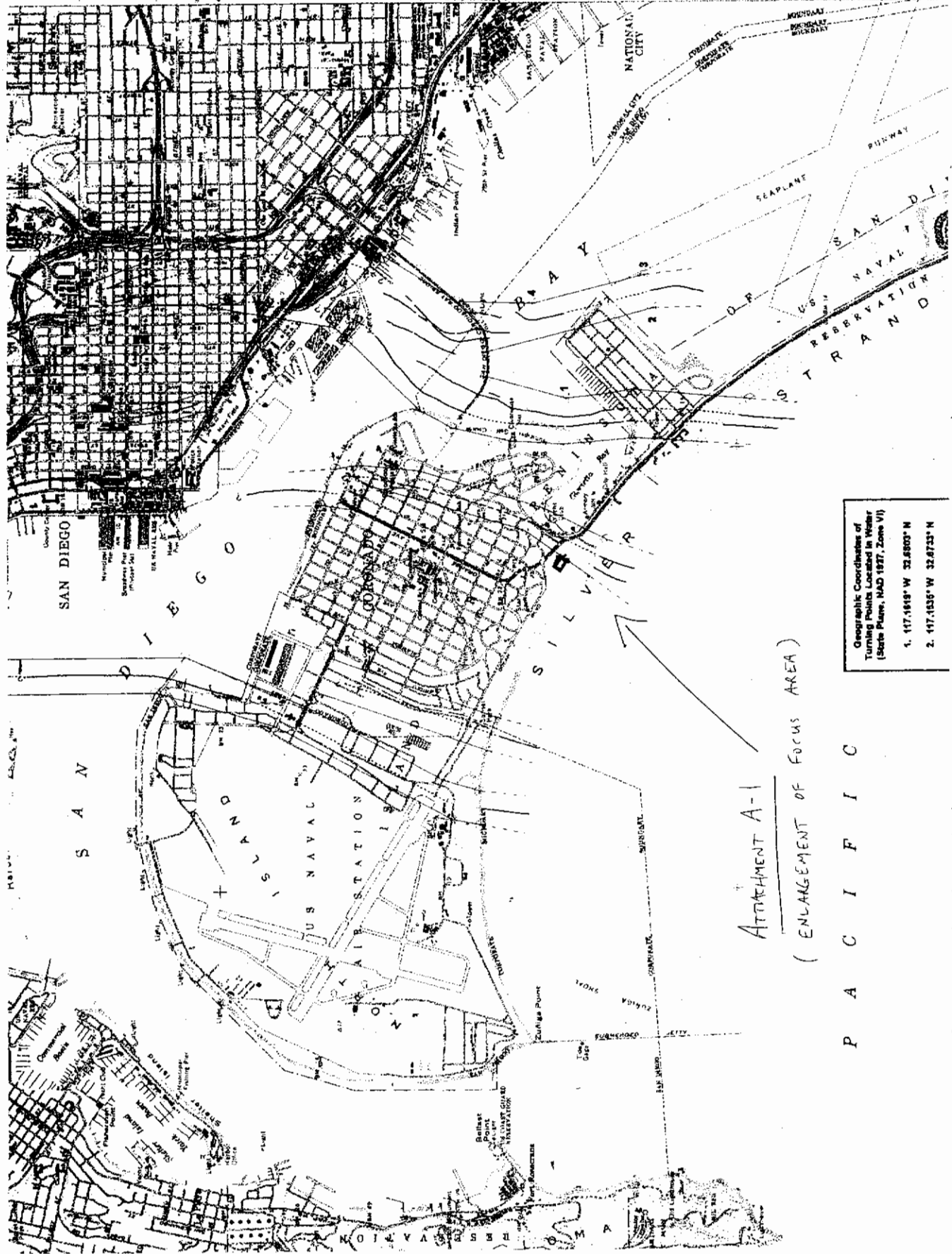
Bohannon, R.F., 1968. State of California, Department of Mines and Geology, California Division of Mines and Geology, California Department of Conservation, Division of Mines and Geology, California Division of Mines and Geology Bulletin 170.

Bohannon, R.F., 1968. State of California, Department of Mines and Geology, California Division of Mines and Geology, California Department of Conservation, Division of Mines and Geology, California Division of Mines and Geology Bulletin 170.

Bohannon, R.F., 1968. State of California, Department of Mines and Geology, California Division of Mines and Geology, California Department of Conservation, Division of Mines and Geology, California Division of Mines and Geology Bulletin 170.

- IMPORTANT - PLEASE NOTE**
- 1) This map and any other all faults that have the potential for surface fault rupture, either within the Earthquake Fault Zones or outside their boundaries.
 - 2) Faults shown are the basis for establishing the boundaries of the Earthquake Fault Zones.
 - 3) The identification and location of these faults are based on the best available data. However, the quality of data is varied. Tremors have been drawn as accurately as possible at the time of the map.
 - 4) Fault information on this map is not sufficient to serve as a substitute for the geologic site investigations required under Chapter 7.5 of Division 2 of the California Public Resources Code.
 - 5) This map does not show Seismic Hazard Zones, if any, that may exist in this area. Please refer to the latest Official Maps of Seismic Hazard Zones for information and other actions that are required by the Seismic Hazard Mapping Act. For more information on this subject see DMG Special Publication 117.
 - 6) **DISCLAIMER:** The State of California and the Department of Conservation make no representation or warranty regarding the accuracy of the data from which these maps were derived. Neither the State nor the Department shall be liable under any circumstances for any direct, indirect, special, incidental or consequential damages with respect to any claims by any user of any data on account of or arising from the use of this map.

ATTACHMENT A



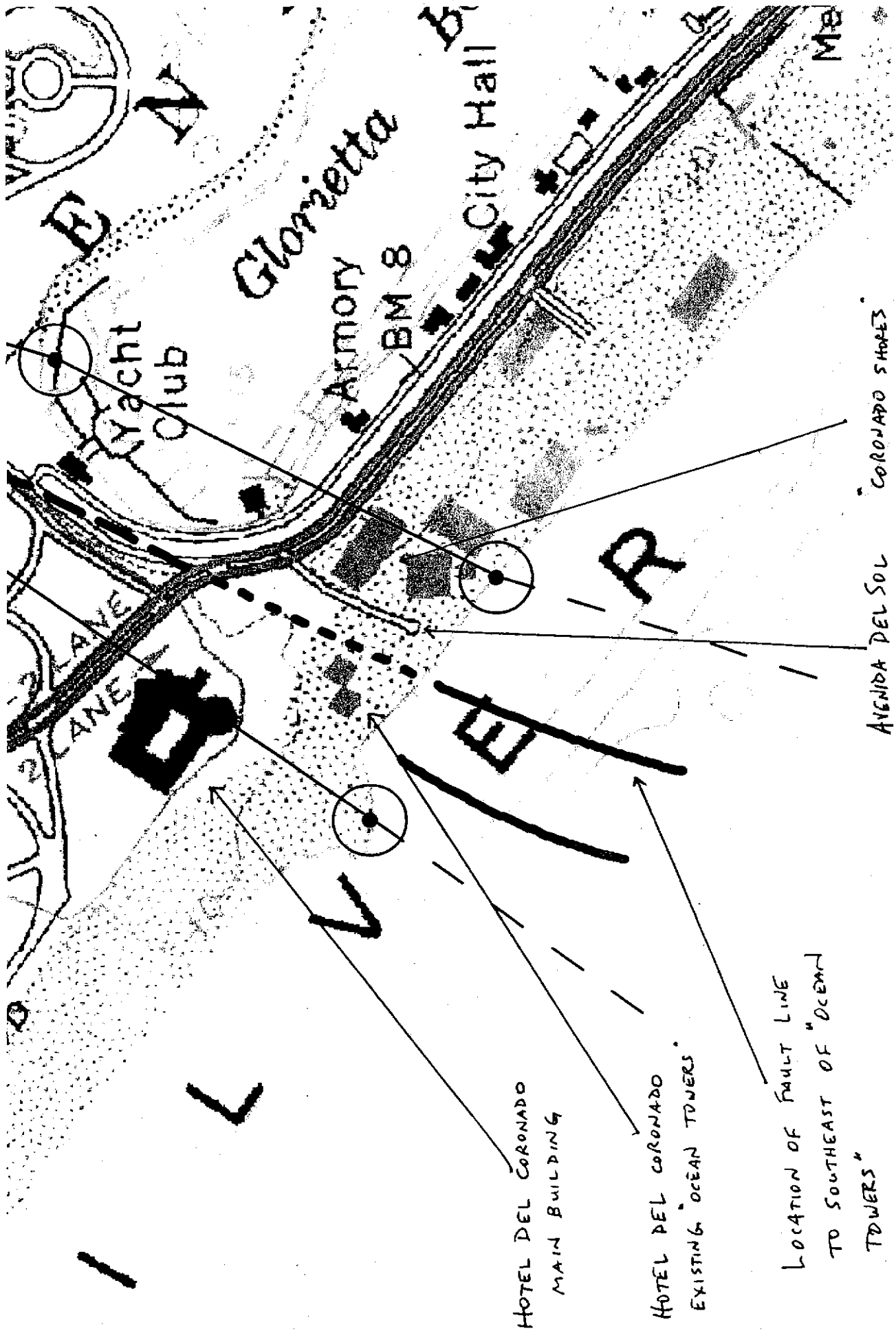
ATTACHMENT A-1
 (ENLARGEMENT OF FOCUS AREA)

Geographic Coordinates of
 Turning Points Located in Water
 (Scale Plane, NAD 1927, Zone VI)

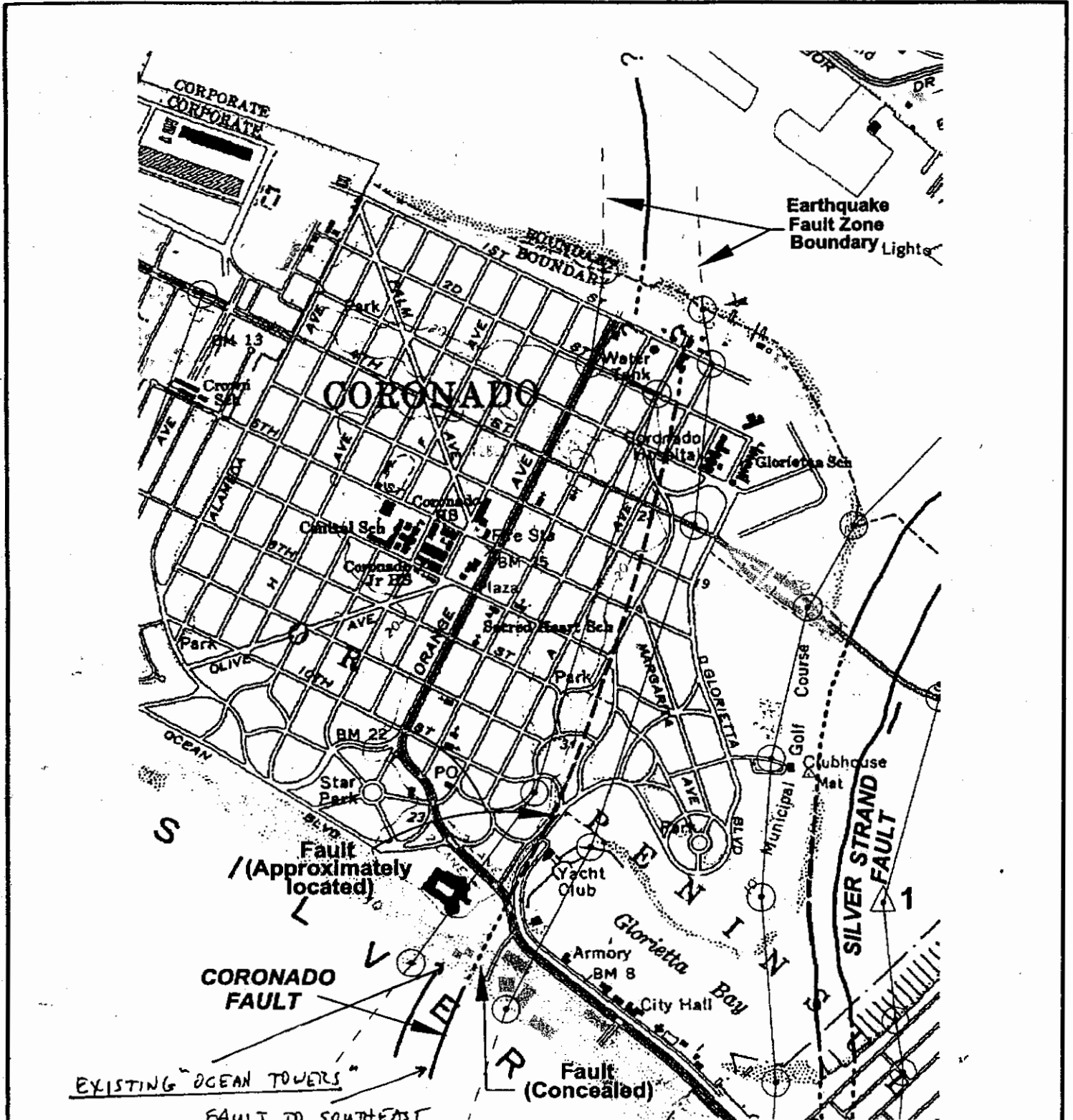
1. 117.1818° W 32.6800° N
2. 117.1535° W 32.6733° N

P A C I F I C

ATTACHMENT "B"



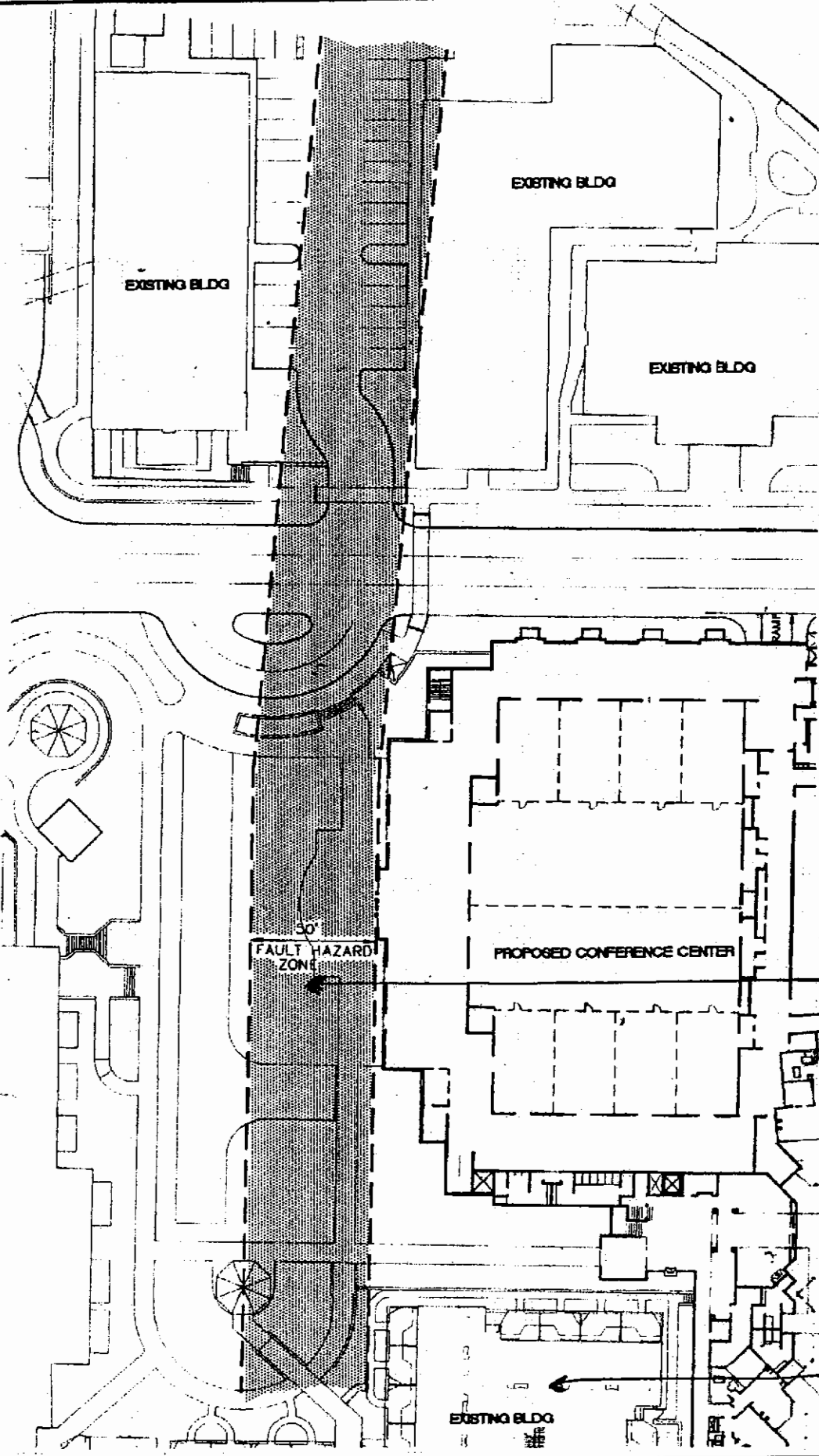
ATTACHMENT 'C'



From: State of California Earthquake Fault Zones
Point Loma Quadrangle, 2003

	EARTHQUAKE FAULT ZONE - CORONADO FAULT				CHECKED BY: DLS	DATE: 03-31-08	FIG. NO: 2
	MASTER PLAN EIR UPDATE				PM: DLS	PROJ. NO: 27866007.10000	
URS			SCALE: 1" = 1500'				

ATTACHMENT D



PLAN SHOWING LOCATION OF FAULT ZONE
AND PROPOSED BUILDINGS
MASTER PLAN EIR UPDATE
HOTEL DE CORONADO



URS

CHECKED BY: DATE: 03-13-08 FIG. NO: 5
PM: DLS PROJ. NO: 27666007.10000



FAULT LINE
RELOCATED TO
NORTHWEST OF
STATE OF CALIF.
MAP

INDICATES 50' FAULT
HAZARD ZONE

LEGEND



EXISTING
"OCEAN TOWERS"

GUIDELINES FOR EVALUATING THE HAZARD OF SURFACE FAULT RUPTURE
(Similar guidelines were adopted by the State Mining and Geology Board for advisory purposes in 1996.)

These guidelines are to assist geologists who investigate faults relative to the hazard of surface fault rupture. Subsequent to the passage of the Alquist-Priolo Earthquake Fault Zoning Act (1972), it became apparent that many fault investigations conducted in California were incomplete or otherwise inadequate for the purpose of evaluating the potential of surface fault rupture. It was further apparent that statewide standards for investigating faults would be beneficial. These guidelines were initially prepared in 1975 and have been revised several times since then.

The investigation of sites for the possible hazard of surface fault rupture is a deceptively difficult geologic task. Many active faults are complex, consisting of multiple breaks. Yet the evidence for identifying active fault traces is generally subtle or obscure and the distinction between recently active and long-inactive faults may be difficult to make. It is impractical from an economic, engineering, and architectural point of view to design a structure to withstand serious damage under the stress of surface fault rupture. Once a structure is sited astride an active fault, the resulting fault-rupture hazard cannot be mitigated unless the structure is relocated, whereas when a structure is placed on a landslide, the potential hazard from landsliding often can be mitigated. Most surface faulting is confined to a relatively narrow zone a few feet to few tens of feet wide, making avoidance (i.e., building setbacks) the most appropriate mitigation method. However, in some cases primary fault rupture along branch faults can be distributed across zones hundreds of feet wide or manifested as broad warps, suggesting that engineering strengthening or design may be of additional mitigative value (e.g., Lazarte and others, 1994).

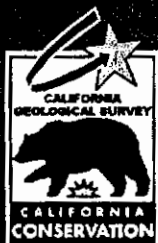
No single investigative method will be the best, or even useful, at all sites, because of the complexity of evaluating surface and near surface faults and because of the infinite variety of site conditions. Nonetheless, certain investigative methods are more helpful than others in locating faults and evaluating the recency of activity.

The evaluation of a given site with regard to the potential hazard of surface fault rupture is based extensively on the concepts of recency and recurrence of faulting along existing faults. In a general way, the more recent the faulting the greater the probability for future faulting (Allen, 1975). Stated another way, faults of known historic activity during the last 200 years, as a class, have a greater probability for future activity than faults classified as Holocene age (last 11,000 years), and a much greater probability of future activity than faults classified as Quaternary age (last 1.6 mil-

lion years). However, it should be kept in mind that certain faults have recurrent activity measured in tens or hundreds of years whereas other faults may be inactive for thousands of years before being reactivated. Other faults may be characterized by creep-type rupture that is more or less ongoing. The magnitude, sense, and nature of fault rupture also vary for different faults or even along different strands of the same fault. Even so, future faulting generally is expected to recur along pre-existing faults (Bonilla, 1970). The development of a new fault or reactivation of a long-inactive fault is relatively uncommon and generally need not be a concern in site development.

As a practical matter, fault investigation should be directed at the problem of locating existing faults and then attempting to evaluate the recency of their activity. Data should be obtained both from the site and outside the site area. The most useful and direct method of evaluating recency is to observe (in a trench or road cut) the youngest geologic unit faulted and the oldest unit that is not faulted. Even so, active faults may be subtle or discontinuous and consequently overlooked in trench exposures (Bonilla and Lienkaemper, 1991). Therefore, careful logging is essential and trenching needs to be conducted in conjunction with other methods. For example, recently active faults may also be identified by direct observation of young, fault-related geomorphic (i.e., topographic) features in the field or on aerial photographs. Other indirect and more interpretive methods are identified in the outline below. Some of these methods are discussed in Bonilla (1982), Carver and McCalpin (1996), Hatheway and Leighton (1979), McCalpin (1996a, b, c), National Research Council (1986), Sherard and others (1974), Slemmons (1977), Slemmons and dePolo (1986), Taylor and Cluff (1973), the Utah Section of the Association of Engineering Geologists (1987), Wallace (1977), Weldon and others (1996), and Yeats and others (1997). McCalpin (1996b) contains a particularly useful discussion of various field techniques. Many other useful references are listed in the bibliographies of the references cited here.

The purpose, scope, and methods of investigation for fault investigations will vary depending on conditions at specific sites and the nature of the projects. Contents and scope of the investigation may also vary based on guidelines and review criteria of agencies or political organizations having regulatory responsibility. However, there are topics that should be considered in all comprehensive



Revised 5/2002

fault investigations and geologic reports on faults. For a given site some topics may be addressed in more detail than at other sites because of the difference in the geologic and/or tectonic setting and/or site conditions. These investigative considerations should apply to any comprehensive fault investigation and may be applied to any project site, large or small. Suggested topics, considerations, and guidelines for fault investigations and reports on faults are provided in the following annotated outline. Fault investigations may be conducted in conjunction with other geologic and geotechnical investigations (DMG Notes 42 and 44). Although not all investigative techniques need to be or can be employed in evaluating a given site, the outline provides a checklist for preparing complete and well-documented reports. Most reports on fault investigations are reviewed by local or state government agencies. Therefore it is necessary that the reports be documented adequately and written carefully to facilitate that review. The importance of the review process is emphasized here, because it is the reviewer who must evaluate the adequacy of reports, interpret or set standards where they are unclear, and advise the governing agency as to their acceptability (Hart and Williams, 1978; DMG Note 41).

The scope of the investigation is dependent not only on the complexity and economics of a project, but also on the level of risk acceptable for the proposed structure or development. A more detailed investigation should be made for hospitals, high-rise buildings, and other critical or sensitive structures than for low-occupancy structures such as wood-frame dwellings that are comparatively safe. The conclusion drawn from any given set of data, however, must be consistent and unbiased. Recommendations must be clearly separated from conclusions, because recommendations are not totally dependent on geologic factors. The final decision as to whether, or how, a given project should be developed lies in the hands of the owner and the governing body that must review and approve the project.

CONTENTS OF GEOLOGIC REPORTS ON FAULTS

Suggested topics, considerations, and guidelines for investigations and reports

The following topics should be considered and addressed in detail where essential to support opinions, conclusions, and recommendations, in any geologic report on faults. It is not expected that all the topics or investigative methods would be necessary in a single investigation. In specific cases it may be necessary to extend some of the investigative methods well beyond the site or property being investigated. Particularly helpful references are cited parenthetically below.

- I. Text
 - A. Purpose and scope of investigation; description of proposed development.
 - B. Geologic and tectonic setting. Include seismicity and earthquake history.
 - C. Site description and conditions, including dates of site visits and observations. Include information on geologic units, graded and filled areas, vegetation, existing structures, and other factors that may affect the choice of investigative methods and interpretation of data.
 - D. Methods of investigation.
 1. Review of published and unpublished literature, maps, and records concerning geologic units, faults, ground-water barriers, and other factors.
2. Stereoscopic interpretation of aerial photographs and other remotely sensed images to detect fault-related topography (geomorphic features), vegetation and soil contrasts, and other lineaments of possible fault origin. The area interpreted usually should extend beyond the site boundaries.
3. Surface observations, including mapping of geologic and soil units, geologic structures, geomorphic features and surfaces, springs, deformation of engineered structures due to fault creep, both on and beyond the site.
4. Subsurface investigations.
 - a. Trenching and other excavations to permit detailed and direct observation of continuously exposed geologic units, soils, and structures; must be of adequate depth and be carefully logged (Taylor and Cluff, 1973; Hatheway and Leighton, 1979; McCalpin, 1996b).
 - b. Borings and test pits to permit collection of data on geologic units and ground water at specific locations. Data points must be sufficient in number and spaced adequately to permit valid correlations and interpretations.
 - c. Cone penetrometer testing (CPT) (Grant and others, 1997; Edelman and others, 1996). CPT must be done in conjunction with continuously logged borings to correlate CPT results with on-site materials. The number of borings and spacing of CPT soundings should be sufficient to adequately image site stratigraphy. The existence and location of a fault based on CPT data are interpretative.
5. Geophysical investigations. These are indirect methods that require a knowledge of specific geologic conditions for reliable interpretations. They should seldom, if ever, be employed alone without knowledge of the geology (Chase and Chapman, 1976). Geophysical methods alone never prove the absence of a fault nor do they identify the recency of activity. The types of equipment and techniques used should be described and supporting data presented (California Board of Registration for Geologists and Geophysicists, 1993).
 - a. High resolution seismic reflection (Stephenson and others, 1995; McCalpin, 1996b).
 - b. Ground penetrating radar (Cai and others, 1996).
 - c. Other methods include: seismic refraction, magnetic profiling, electrical resistivity, and gravity (McCalpin, 1996b).
6. Age-dating techniques are essential for determining the ages of geologic units, soils, and surfaces that bracket the time(s) of faulting (Pierce, 1986; Birkeland and other, 1991; Rutter and Catto, 1995; McCalpin, 1996a).
 - a. Radiometric dating (especially ¹⁴C).
 - b. Soil-profile development.

- c. Rock and mineral weathering.
 - d. Landform development.
 - e. Stratigraphic correlation of rocks/minerals/fossils.
 - f. Other methods — artifacts, historical records, tephrochronology, fault scarp modeling, thermoluminescence, lichenometry, paleomagnetism, dendrochronology, etc.
7. Other methods should be included when special conditions permit or requirements for critical structures demand a more intensive investigation.
- a. Aerial reconnaissance overflights.
 - b. Geodetic and strain measurements.
 - c. Microseismicity monitoring.
- E. Conclusions.
1. Location and existence (or absence) of hazardous faults on or adjacent to the site; ages of past rupture events.
 2. Type of faults and nature of anticipated offset, including sense and magnitude of displacement, if possible.
 3. Distribution of primary and secondary faulting (fault zone width) and fault-related deformation.
 4. Probability of or relative potential for future surface displacement. The likelihood of future ground rupture seldom can be stated mathematically, but may be stated in semi-quantitative terms such as low, moderate, or high, or in terms of slip rates determined for specific fault segments.
 5. Degree of confidence in and limitations of data and conclusions.
- F. Recommendations.
1. Setback distances of proposed structures from hazardous faults. The setback distance generally will depend on the quality of data and type and complexity of fault(s) encountered at the site. In order to establish an appropriate setback distance from a fault located by indirect or interpretative methods (e.g., borings or cone penetrometer testing), the area between data points also should be considered underlain by a fault unless additional data are used to more precisely locate the fault. State and local regulations may dictate minimum distances (e.g., Section 3603 of California Code of Regulations in Appendix B in Hart and Bryant, 1997).
 2. Additional measures (e.g., strengthened foundations, engineering design, flexible utility connections) to accommodate warping and distributive deformation associated with faulting (Lazarte and others, 1994).
 3. Risk evaluation relative to the proposed development.
 4. Limitations of the investigation; need for additional studies.
- II. References.
- A. Literature and records cited or reviewed; citations should be complete.
 - B. Aerial photographs or images interpreted — list type, data, scale, source, and index numbers.
 - C. Other sources of information, including well records, personal communications, and other data sources.
- III. Illustrations — these are essential to the understanding of the report and to reduce the length of text.
- A. Location map — identify site locality, significant faults, geographic features, regional geology, seismic epicenters, and other pertinent data; 1:24,000 scale is recommended. If the site investigation is done in compliance with the Alquist-Priolo Act, show site location on the appropriate Official Map of Earthquake Fault Zones.
 - B. Site development map — show site boundaries, existing and proposed structures, graded areas, streets, exploratory trenches, borings geophysical traverses, locations of faults, and other data; recommended scale is 1:2,400 (1 inch equals 200 feet), or larger.
 - C. Geologic map — show distribution of geologic units (if more than one), faults and other structures, geomorphic features, aerial photo graphic lineaments, and springs; on topographic map 1:24,000 scale or larger; can be combined with III(A) or III(B).
 - D. Geologic cross sections, if needed, to provide three-dimensional picture.
 - E. Logs of exploratory trenches and borings — show details of observed features and conditions; should not be generalized or diagrammatic. Trench logs should show topographic profile and geologic structure at a 1:1 horizontal to vertical scale; scale should be 1:60 (1 inch = 5 feet) or larger.
 - F. Geophysical data and geologic interpretations.
- IV. Appendix: Supporting data not included above (e.g., water well data, photographs, aerial photographs).
- V. Authentication: Investigating geologist's signature and registration number with expiration data.

REFERENCES

- Allen, C.R., 1975, Geologic criteria for evaluating seismicity: Geological Society of America Bulletin, v. 86, p. 1041-1056.
- Birkeland, P.W., Machette, M.N., and Haller, K.M., 1991, Soils as a tool for applied Quaternary geology: Utah Geological and Mineral Survey Miscellaneous Publication 91-3, 63 p.
- Bonilla, M.G., 1970, Surface faulting and related effects, in Wiegel, R.L., editor, Earthquake Engineering, Prentice-Hall, Inc., Englewood Cliffs, New Jersey, p. 47-74.
- Bonilla, M.G., 1982, Evaluation of potential surface faulting and other tectonic deformation: U.S. Geological Survey Open-File Report 82-732, 58 p.
- Bonilla, M.G. and Lienkaemper, J.J., 1991, Factors affecting the recognition of faults in exploratory trenches: U.S. Geological Survey Bulletin 1947, 54 p.
- Cai, J., McMecham, G.A., and Fisher, M.A., 1996, Application of ground-penetrating radar to investigation of near-surface fault properties in the San Francisco bay region: Bulletin of the Seismological Society of America, v. 86, p. 1459-1470.
- California Department of Conservation, Division of Mines and Geology DMG Notes:
- * DMG Note 41 — General guidelines for reviewing geologic reports, 1998.
 - * DMG Note 42 — Guidelines for geologic/seismic reports, 1986.

February 21, 2009

California Coastal Commission
Attn: Diana Lilly
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4421

RECEIVED

JUN 03 2009

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

William

KRISEL

A.I.A. ARCHITECT
568 Tigertail Road
Los Angeles California 90049
Telephone (310) 824-0441
Fax: (310) 476-2576

RE: Appeal No. A-6-COR-08-098
RE: Appeal No. A-6-COR-08-099

Dear Ms. Lilly,

I AM UNABLE TO ATTEND IN PERSON BUT AM MOST CONCERNED. I LIVE AT 1750 AVENIDA DEL MUNDO, UNIT 1107, CORONADO, CA. I AM THE ORIGINAL ARCHITECT FOR THE CORONADO SHORES. I HAVE OWNED MY UNIT FOR 29 YEARS. I HAVE BEEN A LICENSED CALIF. ARCHITECT FOR 59 YEARS AND A LICENSED CALIF. LANDSCAPE ARCHITECT FOR 54 YEARS. I BELIEVE THE PROPOSED AMENDED MASTER PLANS ARE A SERIOUS CHANGE TO THE APPROVED MASTER PLAN WHICH WILL IMPACT THE SHORES AND THE TOTAL CITY ADVERSELY. AS FOLLOWS:

1. THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE REQUIRES A 50 FOOT SETBACK ON EACH SIDE OF THE FAULT LINE; WHY IS THE HOTEL PLAN ONLY SETTING BACK 25 FEET FROM THE FAULT LINE?

2. IF THE FAULT LINE IS "UNSAFE" FOR NEW CONSTRUCTION, WHY ISN'T IT "UNSAFE" FOR THE EXISTING "OCEAN TOWERS" BUILDING OF THE DEL WHEN THE FAULT LINE GOES RIGHT THROUGH THE EXISTING BUILDING? UNSAFE IS UNSAFE.

3. THE PROPOSED PLAN MAKES AVENIDA DEL SOL A "SERVICE ALLEY" FOR THE HOTEL DELIVERIES, TRASH, ALL LARGE TRUCKS COMING AND GOING AT ALL HOURS OF THE NIGHT AND DAY.

4. THE OLD EIR DID NOT ADDRESS THE NOISE PROBLEMS CREATED BY THE RELOCATION OF THE SERVICE ENTRY OFF AVENIDA DEL SOL NOR THE START-UP AND GEAR-DOWN ENGINE NOISES FROM VERY LARGE TRUCKS. THE SHORES BUILDINGS DO NOT HAVE ACOUSTICAL GLASS FOR THE NOISE ABATEMENT WHICH A TRUE NOISE STUDY WOULD RECOMMEND FOR REDUCING THE NOISE TO AN ACCEPTABLE LEVEL.

5. THE HOTEL DID NOT SHOW ON THEIR SUBMITTED PLANS, RENDERINGS, MODEL ANY OF THE ROOF-TOP MECHANICAL EQUIPMENT FOR BATHROOM EXHAUSTS, KITCHEN EXHAUSTS, ETC. ALL OF WHICH WILL PRODUCE MOTOR NOISES, UNPLEASANT ODORS, AND AN UGLY ROOFTOP.

FROM MY VAST EXPERIENCE AS AN ARCHITECT AND PLANNER, I TRULY BELIEVE THE HOTEL, THE CITIZENS OF CORONADO AND RESIDENTS OF THE SHORES WOULD ALL BE BETTER SERVED IF THE NEW CONVENTION-BANQUET FACILITIES WERE LOCATED ON THE NORTH SIDE ADJACENT TO THE EXISTING FACILITIES AND THE MORE COMMERCIAL PART OF THE CITY.

I WOULD HOPE THE MAYOR AND COUNCIL WOULD DENY THE MASTER PLAN AS SUBMITTED AND HAVE THE HOTEL WORK WITH COMMITTEES OF HOMEOWNERS WHO ARE THE VOTERS.

THANK YOU FOR THE OPPORTUNITY TO EXPRESS MY SINCERE AND SERIOUS CONCERNS CAUSED BY THIS AMENDED MASTER PLAN.

YOURS VERY TRULY,


WILLIAM KRISSEL, A.I.A.