

CALIFORNIA COASTAL COMMISSION

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



Fri 5b

Staff: EL-SD
Staff Report: October 15, 2002
Hearing Date: November 5-8, 2002

STAFF REPORT AND RECOMMENDATION ON APPEAL

LOCAL GOVERNMENT: San Diego Unified Port District

DECISION: Approved

RECORD PACKET COPY

APPEAL NO.: A-6-PSD-02-063

APPLICANT: Loews Coronado Bay Resort

PROJECT DESCRIPTION: Conversion and expansion of a 3,967 sq. ft. fitness center to a spa with 10,197 sq. ft. of enclosed area and 2,450 sq. ft. of patio area, replacing the easternmost 2 of 5 existing tennis courts on a site containing a 438-room resort complex, also including a restaurant, meeting rooms, retail area and an 81-slip marina. Also, the project includes installation of new hardscape & landscape improvements, and extension of the existing pool deck over the spa expansion area.

PROJECT LOCATION: 4000 Coronado Bay Road, Coronado, San Diego County.

APPELLANTS: Coronado Friends of the Beach

SUMMARY OF STAFF RECOMMENDATION:

An appeal of this project was filed on April 15, 2002, within the legal appeal period. The Commission opened and continued the item at its May hearing, as the Port file had not arrived in time to prepare a recommendation for the May agenda. After all pertinent information was reviewed, staff recommended that the Commission, after public hearing, determine that no substantial issue exists with respect to the grounds on which the appeal has been filed. The Commission, however, had concerns that the spa expansion might adversely impact public access to nearby state beaches, and voted to find Substantial Issue on June 11, 2002.

Staff recommends that the Commission find that the proposed development, as conditioned, is consistent with the Certified Port of San Diego Port Master Plan and the public access and recreation policies of the Coastal Act. Staff has reviewed the proposed spa expansion and submitted parking study and finds that the material in the file supports the applicant's statement that the new development will not adversely affect beach visitors in the general area of this hotel facility. The specific proposed development raises no coastal resource or public access issues.

plans approved by the Board of Port Commissioners of the Port of San Diego on March 26, 2002 pursuant to Resolution No. 2002-73.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Stormwater Program. The permittee shall incorporate all requirements of the *San Diego Unified Port District Stormwater Management and Discharge Control* into the final design of this project.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description/Site History. The project before the Commission on appeal consists primarily of the conversion of two existing types of recreational use, tennis courts and a fitness center, to another type of recreational use, a spa facility, located within an existing recreational resort. The existing hotel resort consists of 438 guest rooms, 23,413 sq.ft. of meeting rooms, a 220-seat restaurant, 3,585 sq.ft. of retail area, an 81-slip small craft marina, and 677 formal surface and subterranean parking spaces. Existing ancillary improvements include swimming pools, tennis courts and a fitness center. The existing 3,967 sq.ft. fitness center, which includes exercise equipment and limited spa facilities, will be increased to 10,197 sq.ft. of enclosed area and converted for spa use. There will also be 2,450 sq.ft. of outdoor patio area associated with the spa use. Part of the area where the expanded spa is proposed is now occupied by two tennis courts. Three other existing tennis courts will remain. Facilities proposed to be provided in the new spa include a reception area, lounge, juice bar, hair/nail salon, 300 sq.ft. of retail area, aerobics and weight rooms, two new Jacuzzis, and ten indoor treatment rooms. The outdoor patio area will be occupied by four massage cabanas and a massage pool.

In addition to these facilities, new hardscape and landscape features will be installed. These elements include extension of the existing pool deck over the new spa area. This will include an architectural trellis, railing and perimeter landscaping. The spa itself will have a new covered entry walk and decorative trellis. The new facilities will be one-story in height (11 feet) and will be consistent with the existing hotel facilities in design. Special Condition #1 requires submittal of final plans for the development that substantially conform with the plans approved by the Board of Port Commissioners.

The Commission reviewed development on this site previously in 1987, when a prior Port-approved coastal development permit was appealed to the Commission (see A-6-PSD-87-155, Joelen Enterprises). The earlier proposal had gone through full environmental review, with the EIR assessing the impacts of a similar, but significantly

Section 30252

The location and amount of new development should maintain and enhance public access to the coast by . . . (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation . . .

The Commission finds that the proposal does not raise an issue regarding the consistency of the proposed development with the policies of the PMP and will not result in adverse impacts to beach access. With regard to the adequacy of the proposed parking, the Commission finds:

- 1) The cited policies only supply a guideline for restaurants and retail uses. There is no parking guideline included in the PMP for guest rooms, meeting rooms or dock facilities.
- 2) Under current Port parking guidelines, the expanded hotel facilities require 534 parking spaces (535 if the retail use is counted separately from the spa within which it is located). If the guidelines contained in the certified PMP were applied to the restaurant and retail components of the expanded development, the parking requirement would be 592 spaces. The hotel currently provides 644 off-street parking spaces, well in excess of either standard.
- 3) Most significantly, the Loews resort is a multi-use complex, including a variety of lodging, eating, meeting, boating and physical recreation facilities. The PMP recognizes that uses within such complexes are generally overlapping, and therefore states that parking for such developments must be determined on a case-by-case basis.

With respect to the public access and recreation policies of Chapter 3 of the Coastal Act, these policies stress the importance of providing commercial recreational opportunities to the public. A hotel, and its ancillary amenities, is considered a priority use under the Coastal Act. The proposed spa facilities are simply one of several accessory uses provided at the subject hotel, and will replace existing recreational amenities consisting of a fitness center and two tennis courts. The spa will also incorporate fitness facilities into its design by virtue of the proposed weight and aerobics rooms, and three other existing tennis courts will remain on the property.

The Loews Resort is located on a peninsula within the Coronado Cays community of the City of Coronado. This area of homes and boat channels was created prior to the Coastal Act by filling tidelands along the western perimeter of San Diego Bay to create an exclusive, water-oriented development. The plan included two commercial recreation areas, both on peninsulas separated from the residential area by manmade channels. The commercial areas are under the jurisdiction of the Port District, while the residential areas are under the jurisdiction of the City of Coronado. One of these areas (Grand Caribe Isle) is accessed through the gated residential community, but the other (Crown Isle) is north

parking study included daily traffic counts for August, 2001, which identified the highest peak parking demand at 518 spaces on August 3rd and the lowest peak parking demand at 255 on August 28th. August is the month of the year that typically sees the greatest number of resort guests, so these numbers represent "worst-case" conditions.

Although the resort appears to have adequate parking for normal peak daily use, it does host approximately 15 special events each year that have the potential to exceed the formal parking capacity of the hotel. For these events, on-site valet parking and off-site parking arrangements are made with a number of Coronado facilities, and shuttle service is provided. The Silver Strand State Park parking areas are used for only one event each year, the Taste of the Nation. North of Crown Isle is the bayside portion of Silver Strand State Park. This beach and picnic facility has no parking lot of its own, but is connected (via pedestrian tunnels under SR 75) with the much larger state facility on the ocean side of the Silver Strand. The ocean part of the park includes four very large parking lots, the northernmost of which is generally used for en route RV overnight camping. Except for major summer holidays like the Fourth of July and Labor Day weekend, the entire state park is underutilized, with the bayside especially low in use.

Although not directly related to the spa expansion, the Commission raised a concern about special events at the hotel and what impact these may have on public beach parking on nearby public streets and in the Silver Strand State Beach parking lots. As stated, the Loews Taste of the Nation event is the only event that uses state park parking facilities. It is held annually on the third weekend of May, beginning at 3:00 p.m. and running into the evening hours. Since this event is held outside of the summer season, and begins at a time when most beachgoers are leaving for home, the event is not expected to result in any adverse impacts to beachgoers. Moreover, if this, or any other special events, have caused parking or traffic problems, it must be noted that these are regular annual events, that have been ongoing for many years. They are not related to the current proposal for spa expansion, and will continue to occur in the future whether or not the spa expansion is approved.

However, to respond to Commission concerns identified in June, 2002, the applicant has assembled and summarized information regarding its parking situation, especially with respect to special events, through preparation of a parking study by Linscott, Law & Greenspan, engineers. This study, dated September 25, 2002 made the following points;

- Loews has a striped parking supply of 677 spaces, 33 more than the 644 previously identified, because the prior counts did not include 28 marina parking spaces and 5 spaces that had been temporarily blocked. During times of greater parking need, temporary valet parking along red-curbed areas of the existing resort site increases the parking supply to 816 spaces.
- The proposed spa expansion is the type of land use built into resort hotel parking assumptions. No standards exist for spas or outdoor areas in the PMP. Using the meeting room ratio of 1.6/1000 sq/ft/, and the retail standard of 2.2/1000 sq.ft. for

- Access to the bay side of the state beach is via three pedestrian tunnels under Highway 75. People must park in the lots on the ocean side and walk through the tunnels if they want to use the bay side – no vehicles are allowed on that side.
- Because the state beach facilities do charge to park, it is possible some people might seek alternate public parking to avoid the cost. Parking is not allowed on either side of Highway 75, and all the streets within the gated Coronado Cays are private except Coronado Cays Boulevard.
- Coronado Cays Boulevard runs parallel to Highway 75 on the east side, almost the entire length of the Cays, from approximately a third of a mile north of the entry kiosk to about half a mile south of the entry kiosk. Directly opposite the kiosk is an entrance to the Silver Strand State Beach, reached via a road passing under Highway 75.
- The Loews resort has its own access road, which is separated from the northern terminus of Coronado Cays Boulevard by a wide landscaped strip of parkland. There is no vehicular access between the resort and Coronado Cays Boulevard, but pedestrian access is available. It is possible people could park at the northern end of Coronado Cays Boulevard and walk north to the bay side beach, a distance of about a quarter mile to the nearest recreational amenities.
- People could also park on Coronado Cays Boulevard near the entry kiosk and walk under the highway to the ocean side beach, probably walking about a quarter mile altogether. Although unlikely, people could also park as far away as the northern end of Coronado Cays Boulevard and walk south to the kiosk, which is about a third of a mile distant, plus the additional quarter mile to reach the nearest actual beach facilities.
- Public parking is allowed along much of Coronado Cays Boulevard, although there are several red-curbed sections. Logically, hotel guests or employees would park as far to the north as possible, to limit their walk to the resort. It should also be noted that Coronado Cays Boulevard provides a parking reservoir for guests of Cays residents.

In analyzing this set of facts, the possibility exists that if the resort parking facilities are full, resort guests and/or employees could overflow onto Coronado Cays Boulevard and occupy street spaces otherwise available to the general public or the guests of Cays residents. Although the Commission acknowledges this possibility, it finds it unlikely that significant numbers of beachgoers attempting to park along Coronado Cays Boulevard would be displaced by overflow resort parking. Although fewer free parking spaces might be available now and then, sufficient beach parking is available within the state beach facility; people just have to pay to use these parking lots.

In summary, the Commission finds that the proposed spa expansion does not change or intensify the use of the existing hotel complex in a significant way; it merely provides

With regard to the proposed development, there will be no increase in impervious surfaces, as the location of the spa expansion is an already-developed area consisting of a fitness center and two tennis courts. Since impervious surfaces are not increased, and drainage patterns remain as before, no water quality issues are raised with respect to the subject project. However, Special Condition #2 is attached to assure that the Port's typical drainage conditions and programs will apply to the subject, Commission-issued coastal development permit.

Moreover, the Port is required to abide by the Port District's Stormwater Ordinance and Urban Runoff Control Plan. The Commission's water quality staff have previously reviewed these plans and determined that the plans have adequate provisions requiring the implementation of Best Management Practices into all new projects. The Port District is also required to comply with the California Regional Water Quality Control Board's Order No. 2001-01 for Waste Water Discharge Requirements for Discharges of Urban Runoff From the Municipal Separate Storm Sewer Systems. Thus, the Commission can be assured that the subject project will be required to implement adequate water quality BMPs to protect the quality of the natural environment. Therefore, the Commission finds that the proposed spa expansion will not change existing site discharges and is consistent, as conditioned, with the cited PMP policies.

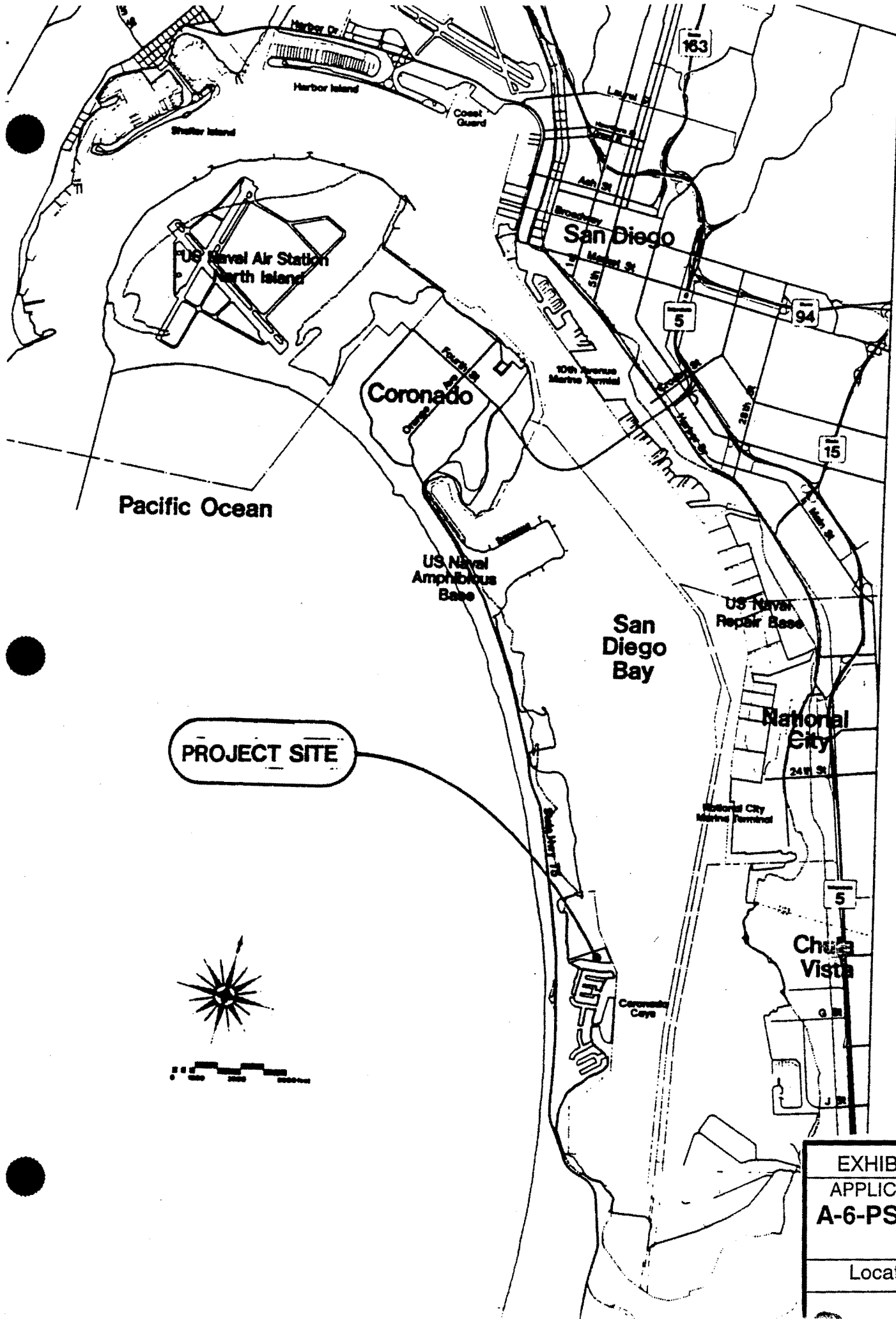
4. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project has been conditioned in order to be found consistent with the applicable Port Master Plan and Coastal Act Chapter 3 policies. Mitigation measures, including conditions addressing parking and water quality will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

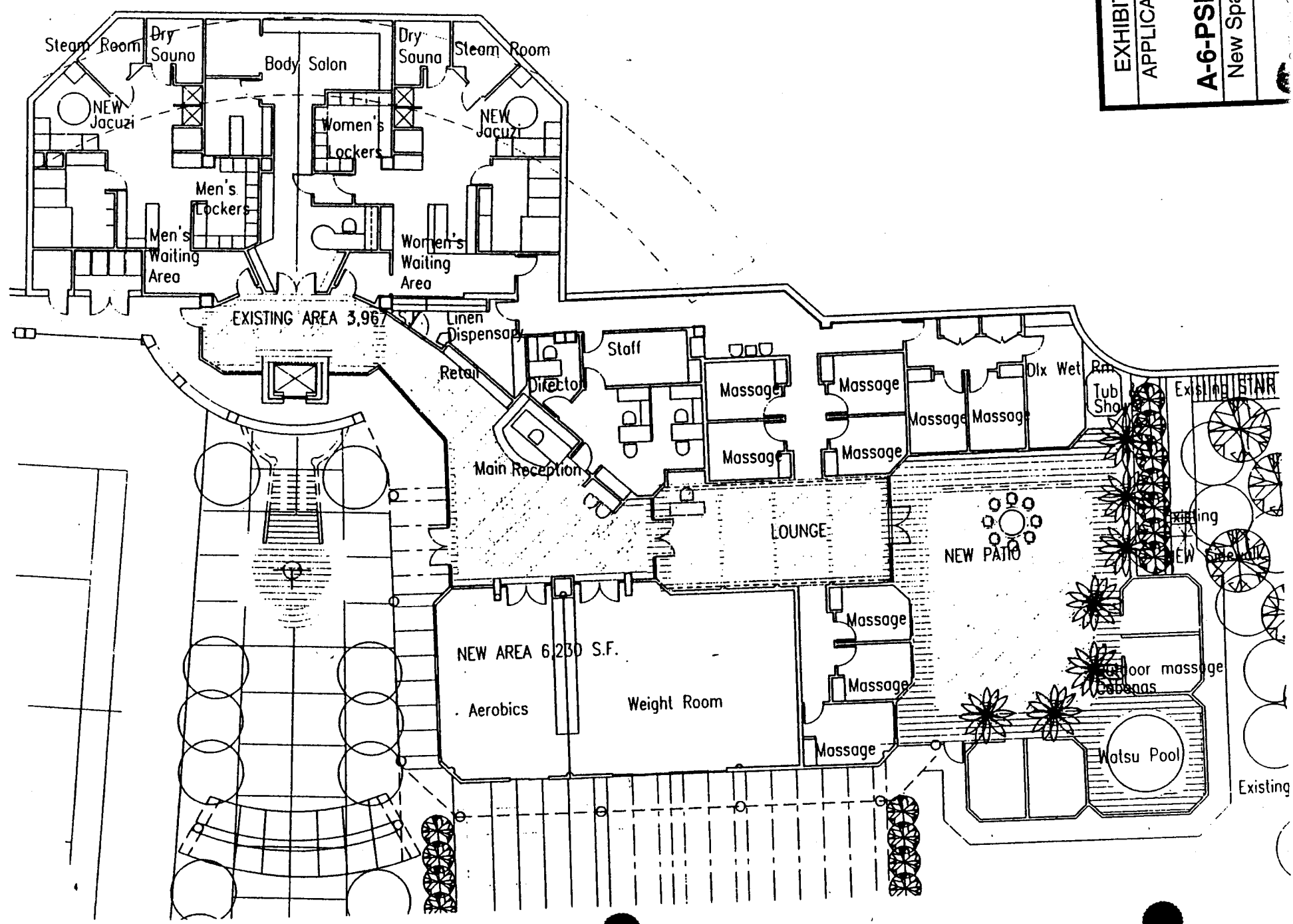
1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized



PROJECT SITE

EXHIBIT NO. 1
APPLICATION NO.
A-6-PSD-02-06

Location Map



ED
DONE

EDWARD & EVE NOBER
15 SANDPIPER STRAND
CORONADO CAYS, CA 82118

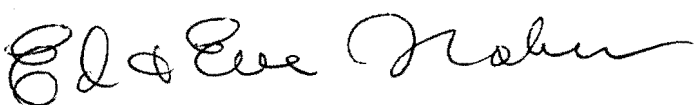
SEPTEMBER 9, 2002

COASTAL COMMISSION
7575 METROPOLITAN DRIVE, SUITE 103
SANDIEGO, CA 92108-4402

DEAR CHAIRPERSON SARA WAN & MEMBERS OF THE COASTAL COMMISSION:

WE ARE WRITING YOU THIS LETTER IN REGARDS TO LOEWS CORONADO BAY
RESORT AND THEIR PLANS TO BUILD THE IMPROVED SPA. AS A RESIDENT OF
CORONADO CAYS WE ARE IN FULL ACCORD FOR LOEWS TO GO AHEAD WITH
THEIR PLANS FOR THE IMPROVED SPA. THANK YOU FOR GIVING THIS YOUR
CONSIDERATION.

SINCERELY



EVE & ED NOBER

**LETTERS FROM
INTERESTED PARTIES**

52

9/9/02

In re Lower SPA.

Sara Wan;

Why a hearing? A Spa
is as important to a West
Clare Hotel as Tennis &
Pool areas.

What a waste of time!

Sincerely

R E Vanderink
45 Betty Spain
Carmel, CA
97118

RECEIVED

SEP 11 2002

COASTAL COUNTY
SAND DINO COUNTY

Er
DOWIE

Peter R. Mattson
65 Port of Spain Road
Coronado, CA 92118

September 9, 2002

California Coastal Commission
7575 Metropolitan Drive Suite 103
San Diego, CA 92108

Chairperson Sara Wan and Members of the Commission

Dear People,

We have closely watched the building and operating of Loews Coronado Bay Resort since its initial design phase to the present time. The Management has proven to us repeatedly that they are dedicated to being good neighbors and have constantly shown concern for our mutual environment.

We have reviewed their present expansion plans for the Spa and believe the project should be allowed to go forward. We hope you will agree.

Sincerely,



Roberta & Peter Mattson
Coronado Cays Neighbors to Loews

September 8, 2002

Chairperson Sara Wan
Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego, Ca. 92108-4402

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SEP 13 2002

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Chairperson Wan:

We would like you to support the proposed spa at the Loews Coronado Bay Resort For the following reasons all of which are beneficial to our community.

There has been a great symbiotic relationship between the residents of the Coronado Cays and the Loews Coronado Bay Resort. I can personally testify to this by my own experience. In 1994 I first came from Los Angeles to the Loews Resort for a weekend medical seminar. This was my first exposure to the Cays. My wife and I were so impressed that we looked at a condominium, contacted a realtor, and by January of 1995 we were the proud owners of a townhouse.

We have enjoyed the presence of the Loews for its majestic appearance, great food and ambiance and the courtesy they have shown their neighbors. They have brought clientele from all over the world to this paradise. It is our opinion that many, like ourselves, fell in love with this unique area. The results has been a doubling of the property values that we have enjoyed since the presence of the Loews. The only other explanation of the rise in property value is our move here, but I think that the Loews's presence makes more sense.

The addition of the proposed spa would only lend to making a great resort hotel even greater especially in a global market where spas and message are an amenity in any of the world's great hotels. Since this construction is within the confines of the existing hotel footprint; it causes no adverse affect on our village traffic or environment. I'm sure many of the residents of the Cays are looking forward to participating in the benefits that the spa would have to offer. Especially those who suffer from the various arthritidities, fibramyalgia,etc.

It is our sincere hope that common sense will prevail and that this project will be allowed to be completed so that all can benefit.

Sincerely,


Erwin & Cyrele Kliger

Dr. & Mrs. Erwin H. Kliger
73 Port of Spain Road
Coronado, Ca. 92118

Ms. Sara Wan
California Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego. Ca. 92108-4402

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SEP 13 2002

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Dear Ms. Wan,

I am writing this about my feelings re the dispute between the Loews Coronado Bay Resort and the local union of Hotel Employees and Restaurant Employees and the attempt to unionize the employees now going on.

I do agree in the national urge to form good and responsible unions throughout industry but this attempt seems to me and almost everybody my wife and I have contacted in this subject have said that the unmitigated union attempt to force the employees to join the union without a normal, outright, and honest effort with a secret ballot to learn who wants or does not want to join the union goes against our American way of doing things and is directly against the free choice normally given those involved in such a choice. We say this because the union is unwilling to offer this democratic solution to the program, somewhat like a dictator would do and not in our way of life at all.

In discussing the case with friends it has been pointed out that the opposition has focused to a large amount on the disruption to Coronado Cays property owners over the transient parking along a public street (Coronado Cays Ave.) and perfectly legal. I walk our dog down the avenue almost every other day and notice the the traffic parked along the curbs: mostly overflow form the closest residential area and every once in a while from the hotel, but not on a daily basis whatsoever.

Six Green Turtle Road Coronado California 92118 424-3141

Bret & Lisa Gary
PO Box 181339
Coronado CA 92178

SEP 14 2002

September 15, 2002

Sara Wan, Chairperson & members
California Coastal Commission
7575 Metropolitan Drive
Suite 103
San Diego, CA 92108-4402

Dear Sara Wan & members,

This letter is to express our full support for the Loews Coronado Bay Resort spa proposal. We have owned 58 Port of Spain Road in the Coronado Cays since 1989 and see no merit to the concerns voiced by "Concerned Coronado Residents" or the *Friends of the Beach*.

Loews has gone out of it's way to be environmentally responsible ever since coming to the Cays. After reviewing their proposed spa addition, we believe they continue to show that responsibility.

Please vote FOR the Loews proposal.

Sincerely,


Bret Gary


Lisa Gary

SEP 1 2002
SEP 1 2002
September 15, 2002

Chairperson Sara Wan
California Coastal Commission + Membership
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Dear Madam Chairperson:

It appears that the "Concerned Citizens", and Coronado Friends of the Beach, plus the local hotel union have taken a position that they are against the introduction of a spa on the site of Loews, Coronado Bay Resort. I do not know any of these groups, but they certainly do not represent the concerns of the residents of the Coronado Cays. My wife and I have resided here since 1974, and are reasonably aware of the issues in this community of approximately 1200 residences.

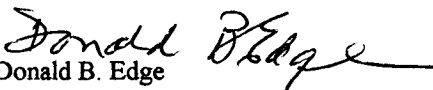
It appears that the Union is using a political ploy to have the hotel employees unionized, thus the appeal to the Coastal Commission under false pretenses. I would think that the employees have a right to decide, by secret ballot election as to having a union within Loews.

This appears to me at most, as a frivolous appeal, and any expenses in connection with this matter should be charged, 100 %, to the appellant: i.e. the union.

The truth of the matter is that this community enjoys a wonderful relationship with the hotel, and has since ground was broken some number of years ago.

I look forward to a favorable consideration on this matter when next you convene to consider this appeal on your next agenda

Sincerely,


Donald B. Edge

35 Sandpiper Strand
Coronado, CA 92118

PSA

Management Co.

4926 La Cuenta Drive, Ste.102, San Diego, CA 92124

(858) 278-1725 Fax (858) 278-0629

www.psamgmtco.com

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SEP 17 2002

SEP 17 2002

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September 16, 2002

Coastal Commission
Attn: Sara Wan, Chairman
7575 Metropolitan Drive
Suite 103
San Diego, CA 92108

Dear Ms. Wan:

I am writing regarding the Loews Coronado Bay Resort's application for authorization to develop and open a spa within the hotel complex. I understand that the application will come before you and the other Coastal Commission members during your November meeting.

As a businessperson and a resident of the Coronado Cays community, I urge you to approve the Loews' application. The Loews Resort and its staff are important members of the community and highly responsible in all aspects of their business. The addition of the proposed spa will not negatively impact the environment in any significant way.

If you have any questions, Please contact me. My residential address is 17 Gingertree Lane, Coronado, CA 92118.

Yours truly,



Chuck White
President & CEO

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Olivia Varela Weinstock
60 Kingston Ct
Coronado Ca. 92118

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SEP 20 2002

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

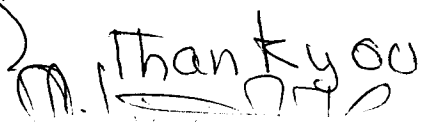
September 18 2002

Chairperson Sara Wan and Members of
The Coastal Commission:

My name is Olivia Varela Weinstock,
and I will like to let you know that
me & my husband Sergio Weinstock
live in Coronado Cays, and we have
been here for 8 years now and we
don't see any problem with the
project of the improvement of the spa
at Loews Coronado bay Resort, we think
is a great project and it does not
affect us in any way (not in the environment,
not in traffic or parking, on the other
hand is great to have such a nice
place as neighbors

(the Sunday or Saturday park games of
soccer affect more.) Thank you

I totally support the project

M. 

WAYNE FOSTER

ENTERTAINMENT



Great party music and more. A refreshing blend of elegance and fun.

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OCT 08 2002

Friday, September 27, 2002

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Chairperson Sara Wan
and Members of the Coastal Commission
7575 Metropolitan Dr, Ste 103
San Diego CA 92130-4402

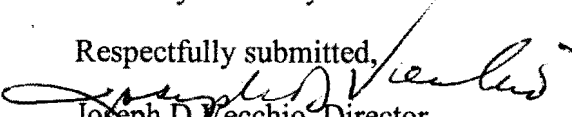
Dear Chairperson Wan and Members of the Coastal Commission:

I fully endorse and support the spa expansion plans at the Loews Coronado Bay Resort. The resort's employees always put forth a courteous and professional demeanor.

By disallowing this upgrade, you are in effect, not allowing this property to maintain its competitive edge with similar resorts. This is truly an interference with commerce that I think they do not deserve. To lose customers because they are not allowed to invest in improving their own property actually hurts all the employees there who depend on the Loews for their livelihood.

I strongly urge to you to endorse this project and similar projects that only serve to enhance the excellence of San Diego as a premiere destination for our visitors, who are so vital to our local economy. Thank you.

Respectfully submitted,


Joseph D Vecchio, Director
Marketing & Communications

JDV/dl

9601 Wilshire Boulevard • Garden Level, Suite 22 • Beverly Hills, CA 90210 • (310) 274-8863
4542 E. Tropicana Avenue • Suite 333 • Las Vegas, NV 89121 • (702) 656-5004
940 South Coast Drive • Suite 255 • Costa Mesa, CA 92626 • (714) 662-1900
1940 Kellogg Avenue • Carlsbad, CA 92008 • (760) 603-8000
Accounting Fax (760) 804-7824 • General Fax (760) 804-7825

www.waynefooster.com

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OCT 11 2002

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

October 9, 2002

Chairperson Sara Wan
and Members of the Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402
Via fax: 619-767-2384

Dear Chairperson Wan and Member of the Coastal Commission:

As a former guest and long-standing friend of Loews Coronado Bay Resort, I am writing to make you aware of my full support for their spa expansion project. Loews has gone out of their way to support several local non-profit organizations and consistently demonstrates their commitment to bettering our community.

I hope you agree the spa expansion project will help raise the bar for San Diego as a destination and keep the resort competitive in the market. It will also enhance the experience for the resort's guests. I am confident you would support the project.

I know Loews Coronado Bay Resort recently celebrated its 10th anniversary. In the past decade, they have established themselves as a major destination in the San Diego region. They are significantly involved as a community partner and good neighbor. They do good business and were named one of the "10 Best Companies to Work For" by the San Diego Business Journal. They have consistently gone above and beyond the call of duty when approached for donations of time, resources and facilities.

If you would like me to expand further about my support of the Loews Coronado Bay Resort spa expansion, please feel free to call me directly at 619/296-0605.

Sincerely,

Bill Trumpfheller
President
Nuffer, Smith, Tucker, Inc.

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OCT 15 2002



NATIONAL
MULTIPLE SCLEROSIS
SOCIETY

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

San Diego Area Chapter
8840 Complex Drive, Suite 130
San Diego, CA 92123
858-974-8640
858-974-8646 (fax)


TO: Sara Wan FROM:

COMPANY: DATE: 10/14/02

FAX NUMBER: 619-767-2384 # OF PAGES. (INCL. COVER):

RE:

NOTES/COMMENTS:






"Noches Españolas"



*16th Annual Union Bank of California MS Dinner Auction
November 16, 2002 - Loews Coronado Bay Resort*

Join us for an elegant evening of complimentary champagne, gourmet dinner, and the premier charity auction in San Diego to end the devastating effects of MS.

*Invitations sent upon request only.
For more information call Sharon at 858-974-8640 to reserve your invitation.*



Daniel S. Weber
1761 Hotel Circle South, Suite 200
San Diego, California 92108
(619) 692-3555

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OCT 15 2002

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

VIA FACSIMILE
(619) 767-2384

October 14, 2002

Chairperson Sara Wan
and Members of the Coastal Commission
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402

Dear Chairperson Wan and Members of the Coastal Commission:

As a customer of Loews Coronado Bay Resort, I am writing to make you aware of my full support of their spa expansion project. I hope you agree the project will help raise the bar for San Diego as a destination and keep the resort competitive in the market. It will also enhance the experience for the resort's guests. I am confident you would support the project.

I know Loews Coronado Bay Resort recently celebrated its 10th anniversary. In the past decade, they have established themselves as a major destination in the San Diego region. They are significantly involved as a community partner and good neighbor. They do good business and were named one of the "10 Best Companies to Work For" by the San Diego Business Journal.

If you would like me to expand about by support of the Loews Coronado Bay Resort spa expansion, please feel free to call me directly at (619) 692-3555.

Sincerely,



Daniel S. Weber