CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE 7575 METROPOLITAN DRIVE, SUITE 103 SAN DIEGO, CA 92108-4402 VOICE (619) 767-2370 FAX (619) 767-2384



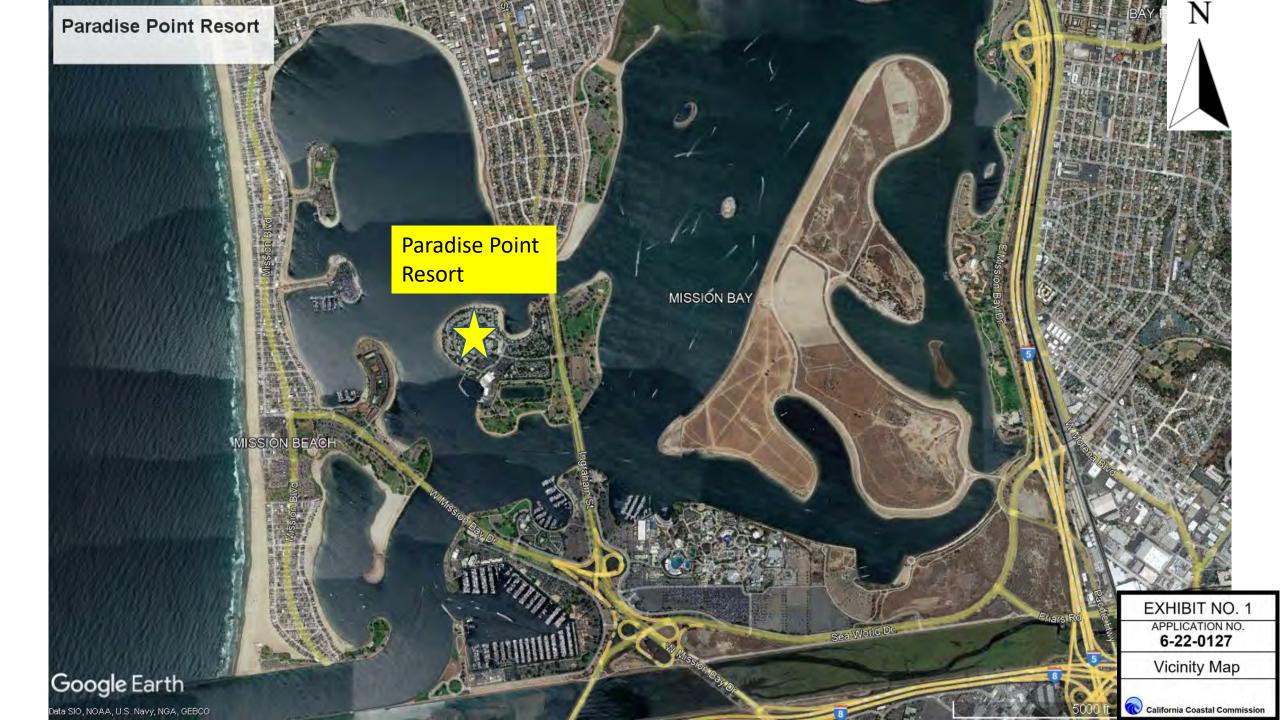
Th₁₆b

6-22-0127 (LHO Mission Bay Hotel, LP) February 9, 2023

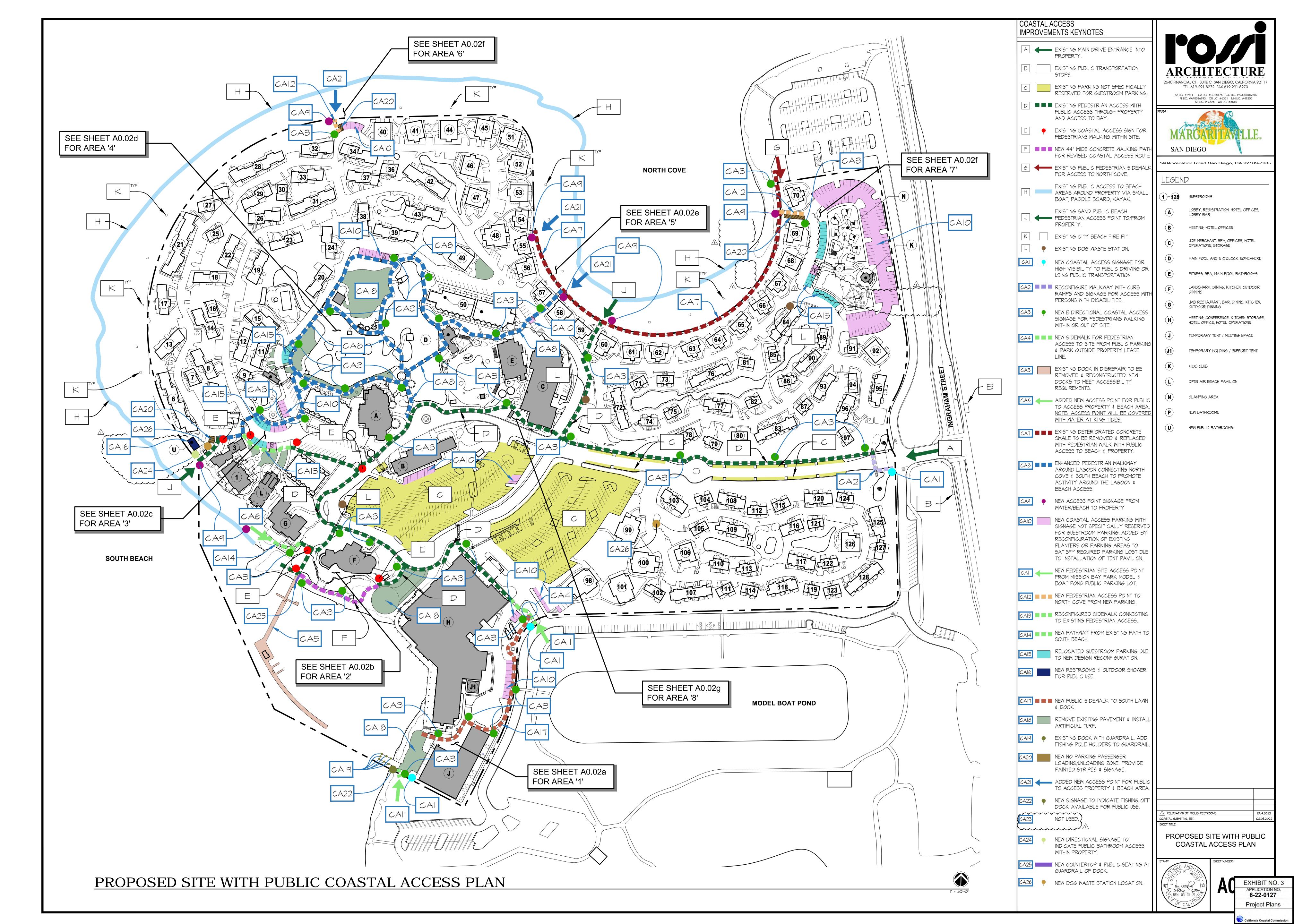
EXHIBITS

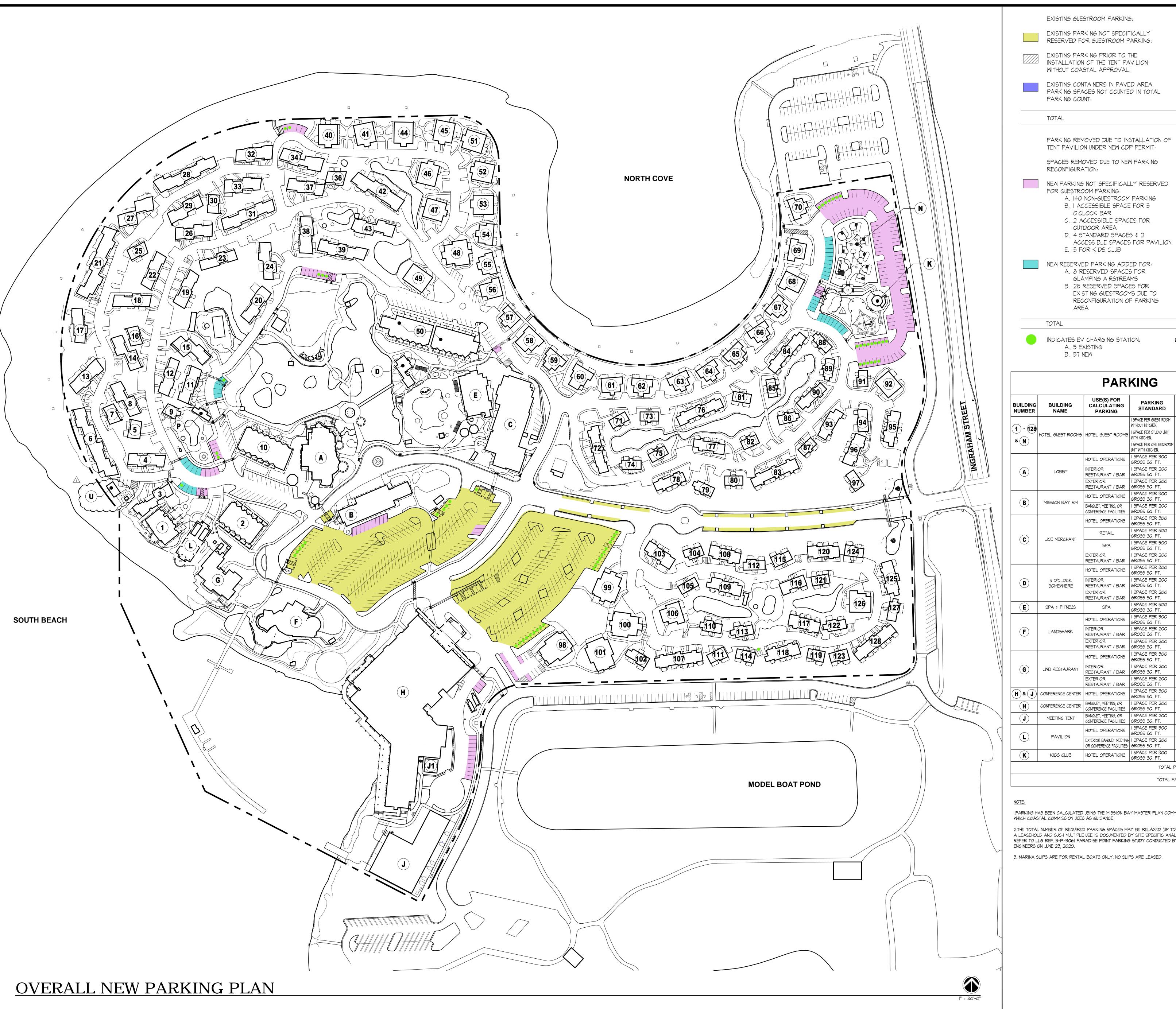
Table of Contents

EXHIBIT 1: Vicinity Map EXHIBIT 2: Aerial View EXHIBIT 3: Project Plans EXHIBIT 4: Site Photos EXHIBIT 5: Flood Plain Map









462 SPACES 400 SPACES 49 SPACES

911 SPACES

-49 SPACES

-35 SPACES

+152 SPACES

+36 SPACES

1,015 SPACES

SQ FT OF SPACE | PARKING

OR NUMBER OF | SPACES

470 GUESTROOMS

908 SQ. FT.

682 SQ. FT.

10,153 SQ. FT.

2,540 SQ. FT.

880 SQ. FT.

420 SQ. FT.

3,280 SQ. FT.

3,525 SQ. FT.

1,198 SQ. FT.

3,020 SQ. FT.

2,198 SQ. FT.

2,567 SQ. FT.

2,677 SQ. FT.

21,849 SQ. FT.

22,411 SQ. FT.

15,369 SQ. FT.

4,790 SQ. FT.

TOTAL PARKING PROVIDED 1,015

TOTAL PARKING REQUIRED

GUESTROOMS REQUIRED

62 / 1,015 SPACES

A. 140 NON-GUESTROOM PARKING B. I ACCESSIBLE SPACE FOR 5

C. 2 ACCESSIBLE SPACES FOR

D. 4 STANDARD SPACES \$ 2

A. 8 RESERVED SPACES FOR GLAMPING AIRSTREAMS B. 28 RESERVED SPACES FOR

CALCULATING

EXISTING GUESTROOMS DUE TO RECONFIGURATION OF PARKING

PARKING

RESTAURANT / BAR GROSS SQ. FT.

RESTAURANT / BAR GROSS SQ. FT.

HOTEL OPERATIONS | | STACE | LIN JUL. | GROSS SQ. FT.

BANQUET, MEETING, OR I SPACE PER 200 GROSS SQ. FT.

HOTEL OPERATIONS | I SPACE PER 300 GROSS SQ. FT.

RESTAURANT / BAR GROSS SQ. FT.

RESTAURANT / BAR | GROSS SQ. FT.

RESTAURANT / BAR GROSS SQ. FT.

RESTAURANT / BAR GROSS SQ. FT.

HOTEL OPERATIONS | STAUL | LINE GROSS SQ. FT.

INTERIOR I SPACE PER 200 RESTAURANT / BAR GROSS SQ. FT.

RESTAURANT / BAR | GROSS SQ. FT.

BANQUET, MEETING, OR I SPACE PER 200 CONFERENCE FACILITIES GROSS SQ. FT.

HOTEL OPERATIONS | I SPACE PER 300 GROSS SQ. FT.

EXTERIOR BANQUET, MEETING, I SPACE PER 200

OR CONFERENCE FACILITIES | GROSS SQ. FT.

HOTEL OPERATIONS

HOTEL OPERATIONS | I SPACE PER 300 GROSS SQ. FT.

STANDARD

WITHOUT KITCHEN.

UNIT WITH KITCHEN.

GROSS SQ. FT.

I SPACE PER 200

GROSS SQ. FT.

ACCESSIBLE SPACES FOR PAVILION

O'CLOCK BAR

OUTDOOR AREA

E. 3 FOR KIDS CLUB

A. 5 EXISTING

B. 57 NEW

2640 FINANCIAL CT. SUITE C SAN DIEGO, CALIFORNIA 92117 TEL. 619.291.8272 FAX 619.291.8273 AZ LIC. #39111 CA LIC. #C018176 CO LIC. #ARC00402607 FL LIC. #AR0016993 OR LIC. #6351 MN LIC. #49205 MT LIC. # 3326 WA LIC. #8610



1404 Vacation Road San Diego, CA 92109-7905

GUESTROOMS
LOBBY, REGISTRATION, HOTEL OFFICES, LOBBY BAR
MEETING, HOTEL OFFICES
JOE MERCHANT, SPA, OFFICES, HOTEL OPERATIONS, STORAGE
MAIN POOL AND 5 O'CLOCK SOMEWHERE
FITNESS, SPA, MAIN POOL BATHROOMS

LANDSHARK, DINING, KITCHEN, OUTDOOR JMB RESTAURANT, BAR, DINING, KITCHEN, OUTDOOR DINNING MEETING, CONFERENCE, KITCHEN STORAGE,

TEMPORARY TENT / MEETING SPACE TEMPORARY HOLDING / SUPPORT TENT

HOTEL OFFICE, HOTEL OPERATIONS

KIDS CLUB OPEN AIR BEACH PAVILION

GLAMPING AREA NEW BATHROOMS

NEW PUBLIC BATHROOMS

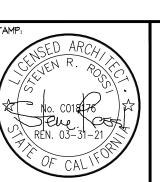
I.PARKING HAS BEEN CALCULATED USING THE MISSION BAY MASTER PLAN COMMERCIAL PARKING STANDARDS, WHICH COASTAL COMMISSION USES AS GUIDANCE.

2.THE TOTAL NUMBER OF REQUIRED PARKING SPACES MAY BE RELAXED (UP TO 1/3) WHERE USES OVERLAP WITHIN A LEASEHOLD AND SUCH MULTIPLE USE IS DOCUMENTED BY SITE SPECIFIC ANALYSIS OR SHARED PARKING STUDIES. REFER TO LLG REF. 3-19-3061 PARADISE POINT PARKING STUDY CONDUCTED BY LINSCOTT LAW & GREENSPAN ENGINEERS ON JUNE 23, 2020.

3. MARINA SLIPS ARE FOR RENTAL BOATS ONLY. NO SLIPS ARE LEASED.

RELOCATION OF PUBLIC RESTROOMS

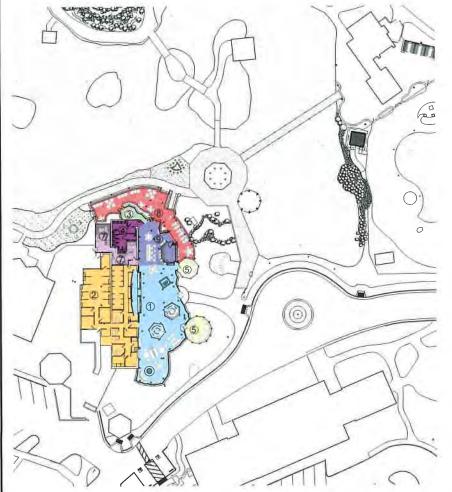
OVERALL NEW PARKING PLAN



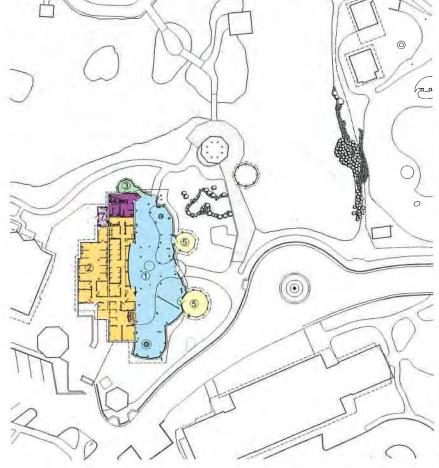
AREA	COLOR	USE(S)	SQ. FT.
AREA	COLOR	1,	
1		LOBBY & REGISTRATION	3,232 5 F
2		HOTEL SUPPORT OFFICES	2,869 S.F
3		GUEST BUSINESS CENTER	162 SF
4		LOBBY BATHROOMS	436 S F
5		COVERED OUTDOOR PATIO	573 S,F
6			
7		STORAGE / BAR SUPPORT	602 SF
8		OUTDOOR BAR PATIO	I,626 S.F.
9		LOBBY BAR	438 S.F.
		TOTAL INTERIOR SPACE	8,234 S.F
		TOTAL EXTERIOR SPACE	2199 SF

		XISTING USES	
AREA	COLOR	USE(S)	SQ. FT.
1		LOBBY & REGISTRATION	4,096 S F
2		HOTEL SUPPORT OFFICES	3,163 S F
3		GUEST BUSINESS CENTER	162 S F
4		LOBBY BATHROOMS	384 5.F
5		COVERED OUTDOOR PATIO	573 S.F.
6		COFFEE STATION	67 S.F.
7		STORAGE	125 S F
		TOTAL INTERIOR SPACE	7,997 S.F
		TOTAL EXTERIOR SPACE	573 S.F.





PROPOSED LOBBY & SURROUNDING SITE



EXISTING LOBBY & SURROUNDING SITE

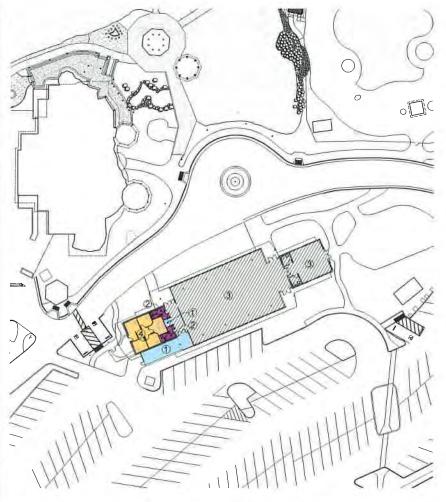
LOBBY EXISTING & PROPOSED PLAN

A1.00

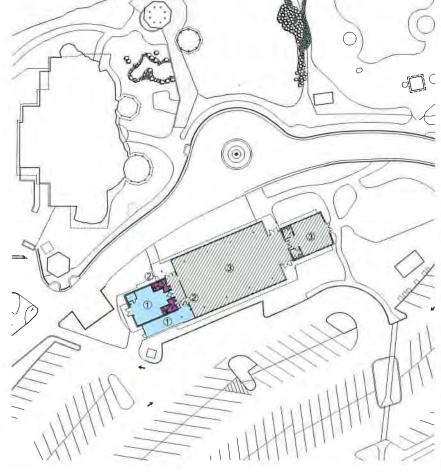
AREA	COLOR	USE(S)	SQ. FT.
1		STORAGE	487 S.F.
2		BATHROOMS	192 SF
3	MIMILIA	NOT IN SCOPE	5,673 SF
4		HOTEL STAFF OFFICES	682 SF
		TOTAL INTERIOR SPACE	1,034 S.F

AREA	COLOR	USE(S)	SQ. FT.
1		STORAGE	1,164 S.F
2		BATHROOMS	142 S F
3	MIMIM	NOT IN SCOPE	5,613 S.F
		TOTAL INTERIOR SPACE	7.034 SF





PROPOSED STORAGE TO OFFICE & SURROUNDING SITE



EXISTING STORAGE & SURROUNDING SITE

OFFICE BUILDING EXISTING & FROPOSED PLANS

A2.00

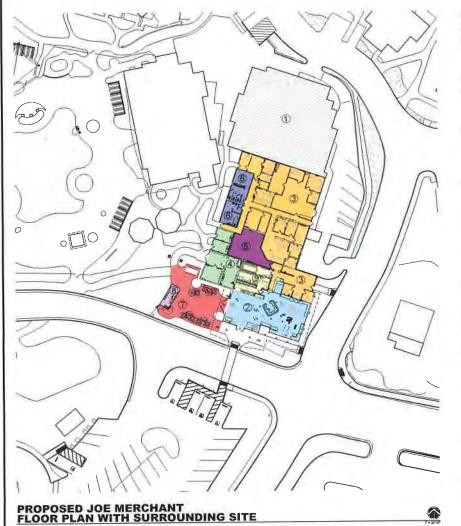
PROPOSED USES				
AREA	COLOR	USE(S)	SQ. FT.	
1	111111111111111111111111111111111111111	NOT IN SCOPE	5,432 S F	
2		GIFT SHOP / MARKET	1,435 S.F	
3		HOTEL SUPPORT OFFICES & CIRCULATION	4,721 SF	
4		SPA LOBBY / TREATMENT ROOMS	880 SF	
5		STORAGE	633 S.F	
6		BATHROOMS	632 SF	
7		OUTDOOR SEATING	1,580 S F	
8		RENTAL KIOSK	154 S.F	
9		DELI/BAKERY/PROVISIONS	605 S.F	
		TOTAL INTERIOR SPACE	14,838 SF	
		TOTAL EXTERIOR SPACE	1,734 S.F.	

AREA	COLOR	USE(S)	SQ. FT.
1	111111111111111111111111111111111111111	NOT IN SCOPE	5,432 S.F
2		GIFT SHOP / MARKET	2,331 S.F.
3		HOTEL SUPPORT OFFICES & CIRCULATION	5,128 S.F
4		SPA LOBBY / TREATMENT ROOMS	880 SF
5		STORAGE	435 5 F
6		BATHROOMS	632 SF
7		OUTDOOR SEATING	1738 SF
В		RENTAL KIOSK	40 SF
		TOTAL INTERIOR SPACE	14,838 SF
		TOTAL EXTERIOR SPACE	1,778 SF





Date of Security Street Print Street, Sec. 64 (198)







JOE MERCHANT EXISTING & PROPOSED PLANS

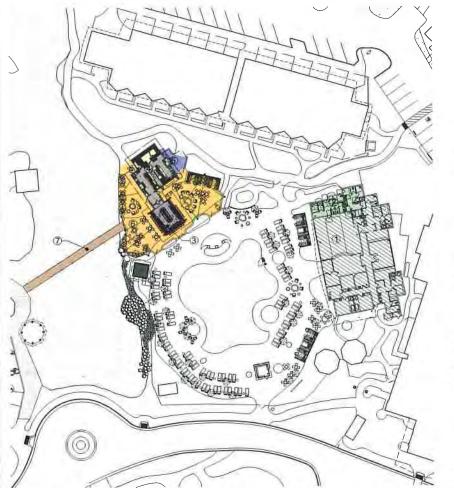
A3.00

		HeE/e)	CO ET
AREA	COLOR	USE(S)	SQ. FT,
1	21112111111	NOT IN SCOPE	4,945 SF
2		POOL MEN'S & WOMEN'S BATHROOMS	690 S.F
3	· -	POOL BAR	420 5F
4		POOL PREP KITCHEN	420 SF
5		B.O.H. SERVICE	204 5 F
6		OUTDOOR DINING	3,280 SF
7		NEW BRIDGE	
		TOTAL INTERIOR SPACE	6,975 S.F
		TOTAL EXTERIOR SPACE	3,484 SF

AREA	COLOR	USE(S)	SQ, FT,
1	1111111111	NOT IN SCOPE	4,945 SF
2		POOL MEN'S & WOMEN'S BATHROOMS	690 SF
3		POOL BAR	4 4 5 F
4		POOL PREP KITCHEN	3 4 S F
5		BBQ & B O H SERVICE	528 S.F
6		OUTDOOR DINING	2,225 5 F
		TOTAL INTERIOR SPACE	6,363 S F
		TOTAL EXTERIOR SPACE	2,753 S.F

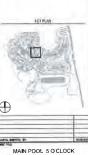






PROPOSED MAIN POOL, 5 O'CLOCK SOMEWHERE, POOL BATHROOMS, SPA/FITNESS & SURROUNDING SITE





MAIN POOL 5 O CLOCK SOMEWHERE & SPAFITNESS EXISTING & PROPOSED PLANS

A4.00

AREA	COLOR	USE(S)	SQ. FT.
1		RESTAURANT DINING	2567 SF
2		BAR	42I S.F.
3		KITCHEN	1,777 S.F.
4	V	MEN'S & WOMEN'S BATHROOMS	445 SF
5		OUTDOOR DINING	2677 SF
6		B,OH, SERVICE AREA	675 S.F.
7		NEW PATH FOR COASTAL	
	1	TOTAL INTERIOR SPACE	5,210 S.F
		TOTAL EXTERIOR SPACE	3,353 S.F

AREA	COLOR	USE(S)	SQ. FT.
1		RESTAURANT DINING	2516 S.F
2		BAR	472 SF
3		KITCHEN	1,777 S.F.
4		MEN'S & WOMEN'S BATHROOMS	445 S F
5		OUTDOOR DINING	2,677 S.F
6		B O H SERVICE AREA	676 SF
		TOTAL INTERIOR SPACE	5,210 S.F
		TOTAL EXTERIOR SPACE	3.353 S.F





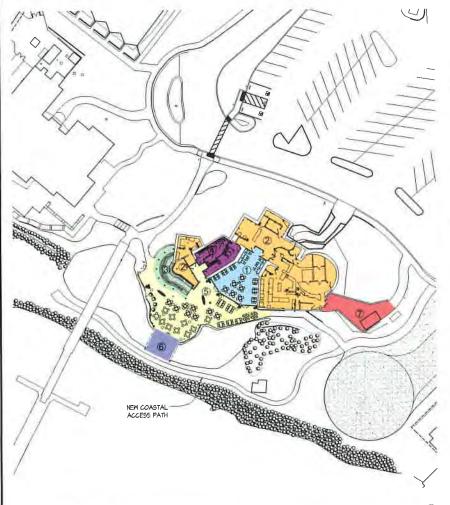


PROPOSED USES			
AREA	COLOR	USE(S)	SQ. FT.
1		INDOOR DINING	1,148 SF
2		KITCHEN, STORAGE, RESTAURANT SUPPORT	3,968 5F
3		OUTDOOR BAR	637 SF
4	7 - 1	MEN'S & WOMEN'S RESTROOMS	636 SF
5		OUTDOOR DINING	3,020 SF
6	-3	OUTDOOR STAGE	404 SF
7		B.O.H. SERVICE AREA	855 S F
		TOTAL INTERIOR SPACE	5 <i>8</i> 02 5F
		TOTAL EXTERIOR SPACE	4,916 S.F.

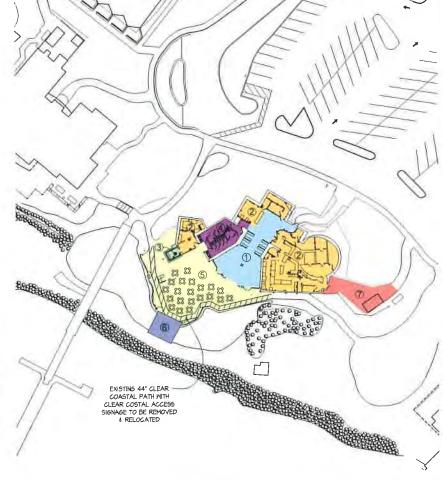
AREA	COLOR	USE(S)	SQ. FT.
1		INDOOR DINING	1,652 S.F.
2		KITCHEN, STORAGE, RESTAURANT SUPPORT	3,338 S.F
3		OUTDOOR BAR	125 S F
4		MEN'S & WOMEN'S RESTROOMS	679 S.F
5		OUTDOOR DINING	3,562 S.F
6		OUTDOOR STAGE	404 SF
7		BOH SERVICE AREA	855 S.F
		TOTAL INTERIOR SPACE	5669 SF
		TOTAL EXTERIOR SPACE	4,446 SF







PROPOSED LANDSHARK & SURROUNDING SITE



EXISTING LANDSHARK & SURROUNDING SITE

LANCSHARK BAR & GRILLE EXISTING & PROPOSED PLAN

A6.00

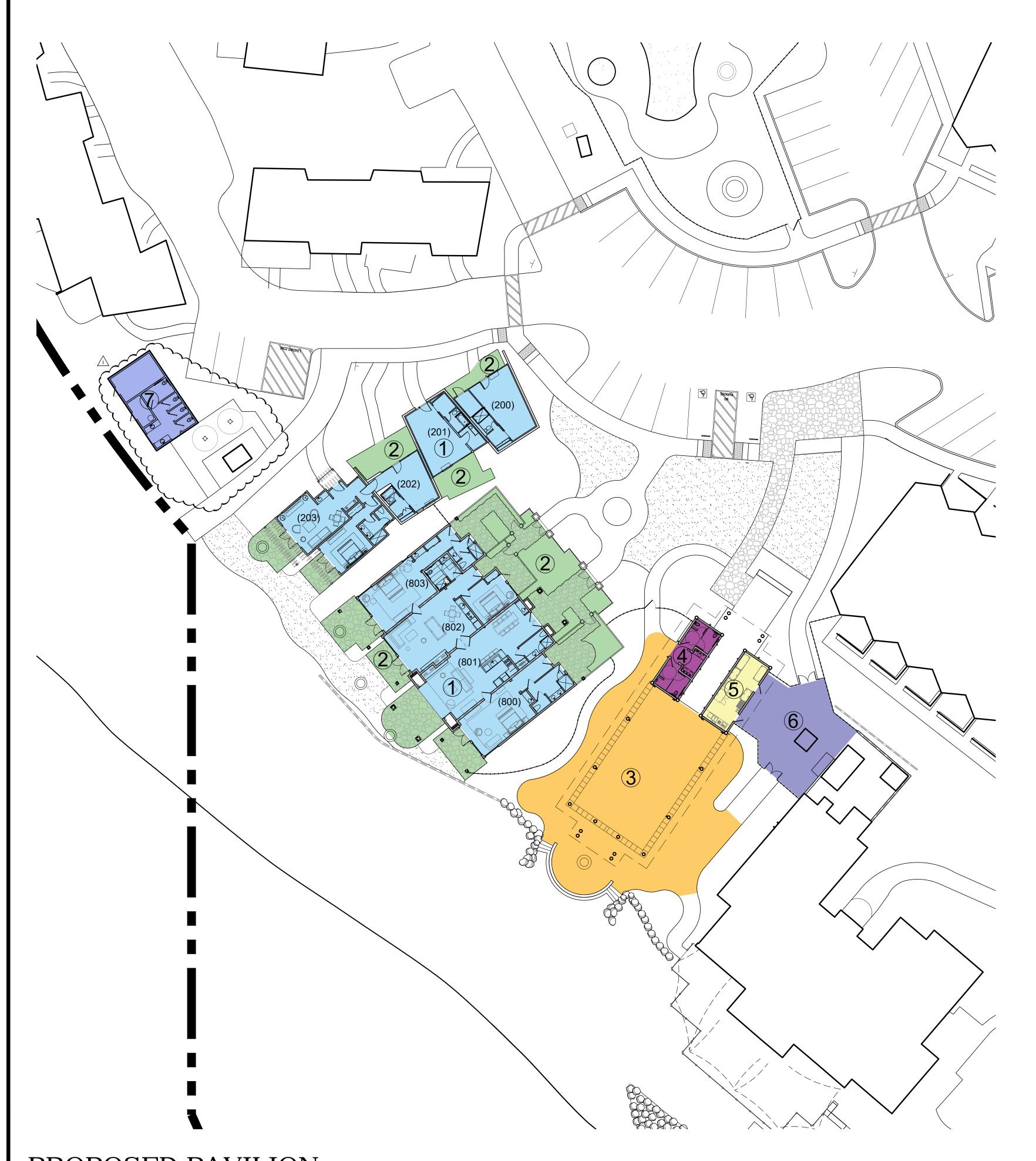
		PROPOSED USES	
AREA	COLOR	USE(S)	SQ. FT.
1		GUESTROOMS	5,078 S.F.
2		GUESTROOM OUTDOOR PATIO	3,245 S.F.
3		PAVILION OUTDOOR SEATING	4,790 S.F.
4		MEN'S & WOMEN'S BATHROOMS	280 S.F.
5		PREP KITCHEN	280 S.F.
6		B.O.H.	1,050 S.F.
7		NEW PUBLIC ACCESS BATHROOMS & OUTDOOR SHOWERS	500 S.F.) A
		TOTAL INTERIOR SPACE	(6,138 S.F.)△
		TOTAL EXTERIOR SPACE	9,085 S.F.

EXISTING USES			
AREA	COLOR	USE(S)	SQ. FT.
1		GUESTROOMS	5,725 S.F
2		GUESTROOM OUTDOOR PATIO	2,679 S.F
		TOTAL INTERIOR SPACE	5,725 S.F
		TOTAL EXTERIOR SPACE	2,679 S.F

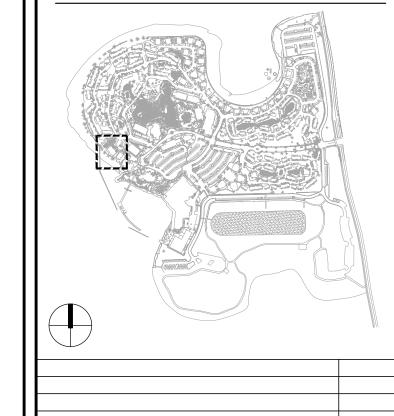




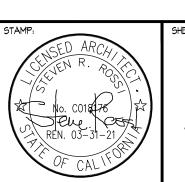
1404 Vacation Road San Diego, CA 92109-7905



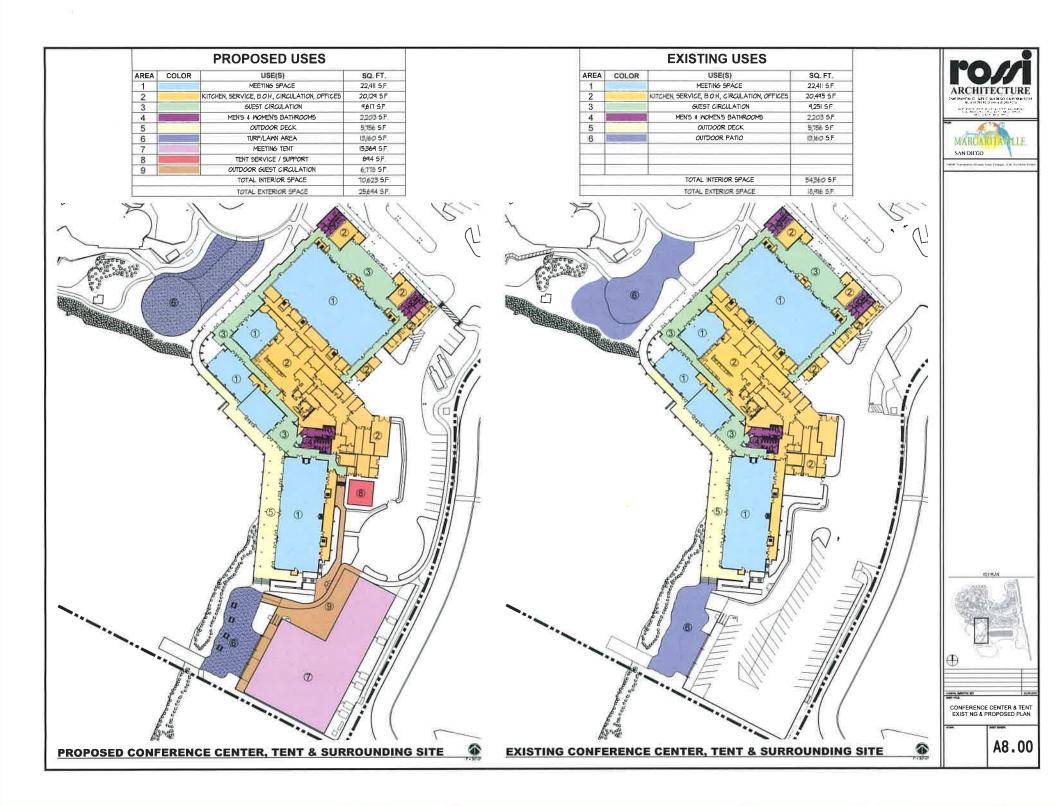




PAVILION & GUESTROOMS (200-203 & 800-803) EXISTING & PROPOSED PLAN



A7.00



REA	COLOR	USE(S)	SQ. FT.
1		OUTDOOR PATIO	3,090 S.F.
2		KIDS CLUB	375 S.F.
3		BATHROOMS	170 S.F.
4		COVERED ACTIVITY DECK	1,066 S.F.
5		TRAILER GUESTROOMS	1,600 S.F.
6		GLAMPING AREA	4,246 S.F.
7		TURF/LAWN AREA	2,242 S.F.
8		PLAYGROUND	1,243 S.F.
		TOTAL INTERIOR SPACE	2,145 S.F.
		TOTAL EXTERIOR SPACE	11,887 S.F.

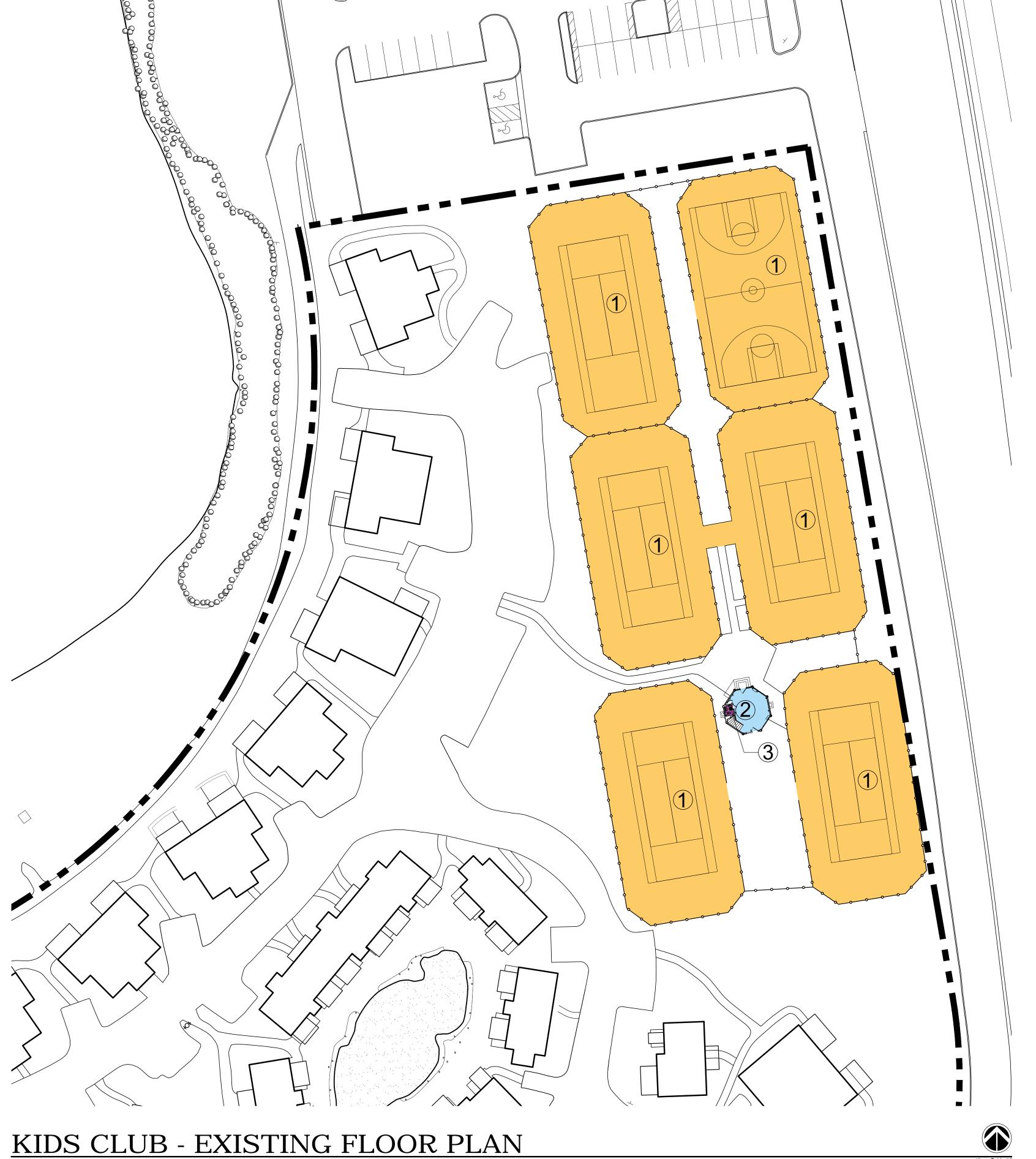
AREA	COLOR	USE(S)	SQ. FT.
1		TENNIS COURTS	42,713 S.F.
2		KIDS CLUB	375 S.F.
3		BATHROOM	2 S.F.
		TOTAL INTERIOR SPACE	396 S.F.
		TOTAL EXTERIOR SPACE	42,713 S.F.

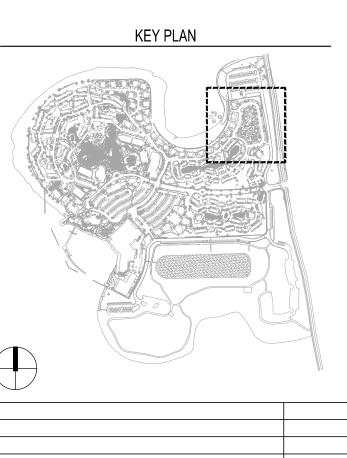




1404 Vacation Road San Diego, CA 92109-7905

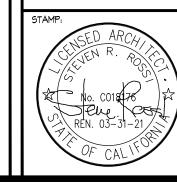




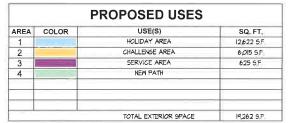


RELOCATION OF PUBLIC RESTROOMS
COASTAL SUBMITTAL SET:
SHEET TITLE:

KIDS CLUB EXISTING & PROPOSED PLAN



A9.00



HOLIDAY & CHALLENGE AREA - PROPOSED PLAN

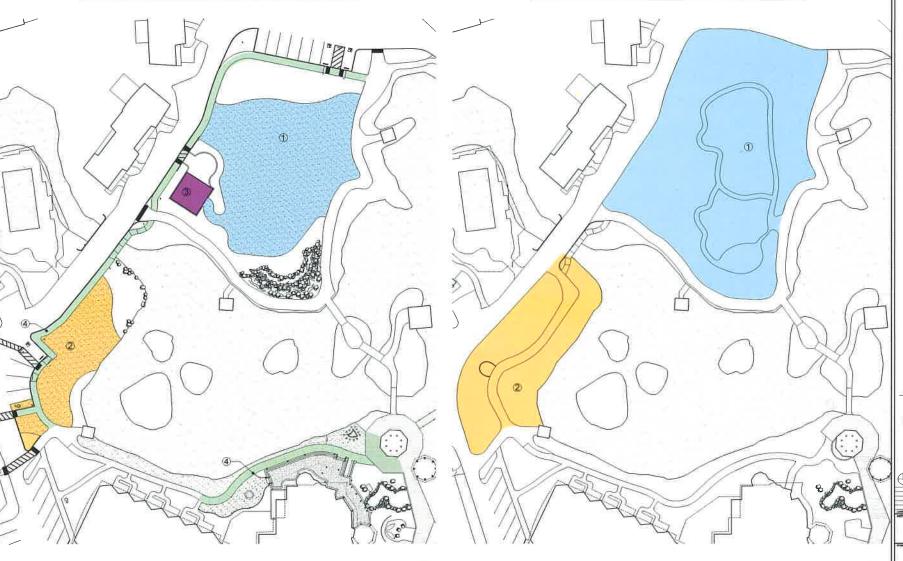
AREA	COLOR	USE(S)	SQ, FT,
1		EVENT LAWN AREA	23,037 5 F
2		EXISTING LANDSCAPING TO BE RENOVATED	9,047 S.F.
		TOTAL EXTERIOR SPACE	32.743 SF

HOLIDAY & CHALLENGE AREA - EXISTING PLAN





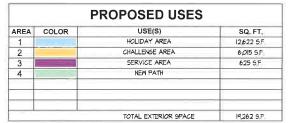
1919 Sandrey Freed Plan Freed, College Co.



⊕ (**)

HOLIDAY & CHALLENGE EXISTING & PROPOSED PLAN

A11.00



HOLIDAY & CHALLENGE AREA - PROPOSED PLAN

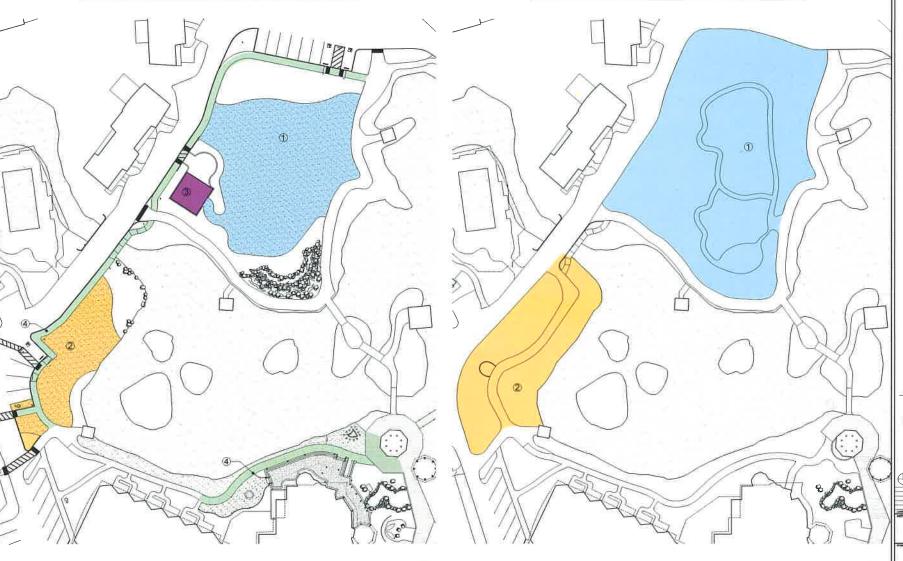
AREA	COLOR	USE(S)	SQ, FT,
1		EVENT LAWN AREA	23,037 5 F
2		EXISTING LANDSCAPING TO BE RENOVATED	9,047 S.F.
		TOTAL EXTERIOR SPACE	32.743 SF

HOLIDAY & CHALLENGE AREA - EXISTING PLAN





1919 Sandrey Freed Plan Freed, College Co.



⊕ (**)

HOLIDAY & CHALLENGE EXISTING & PROPOSED PLAN

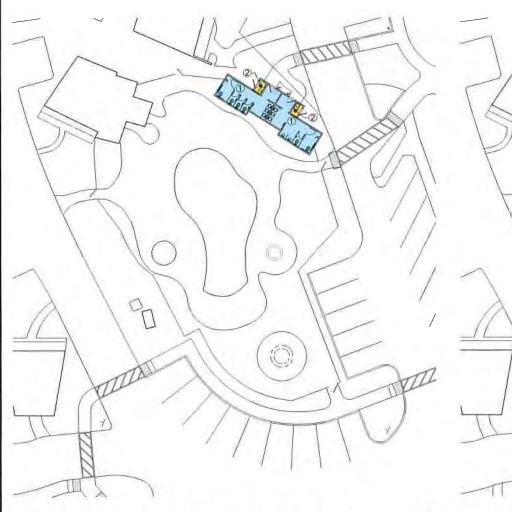
A11.00

	P	ROPOSED USES	
AREA	COLOR	USE(S)	SQ. FT.
1		RESTROOMS	450 S F
2		STORAGE	30 S.F.
		TOTAL INTERIOR SPACE	480 SF
		TOTAL EXTERIOR SPACE	0 SF

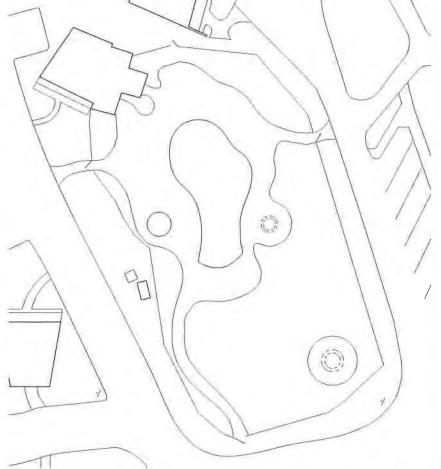
EXISTING USES			
AREA	COLOR	USE(S)	SQ. FT
		TOTAL INTERIOR SPACE	0 5 F
		TOTAL EXTERIOR SPACE	0 S.F.







PROPOSED LAGOON POOL AREA & SURROUNDING SITE



EXISTING LAGOON POOL AREA & SURROUNDING SITE



1

A12.00

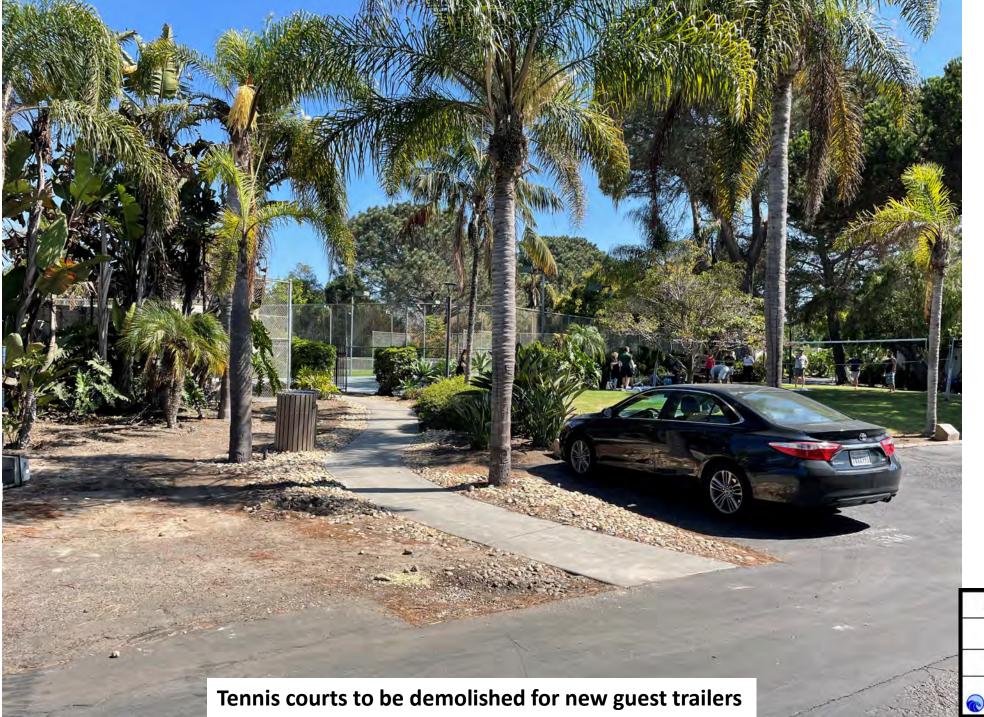


EXHIBIT NO. 4

APPLICATION NO. **6-22-0127**

Site Photos



California Coastal Commission







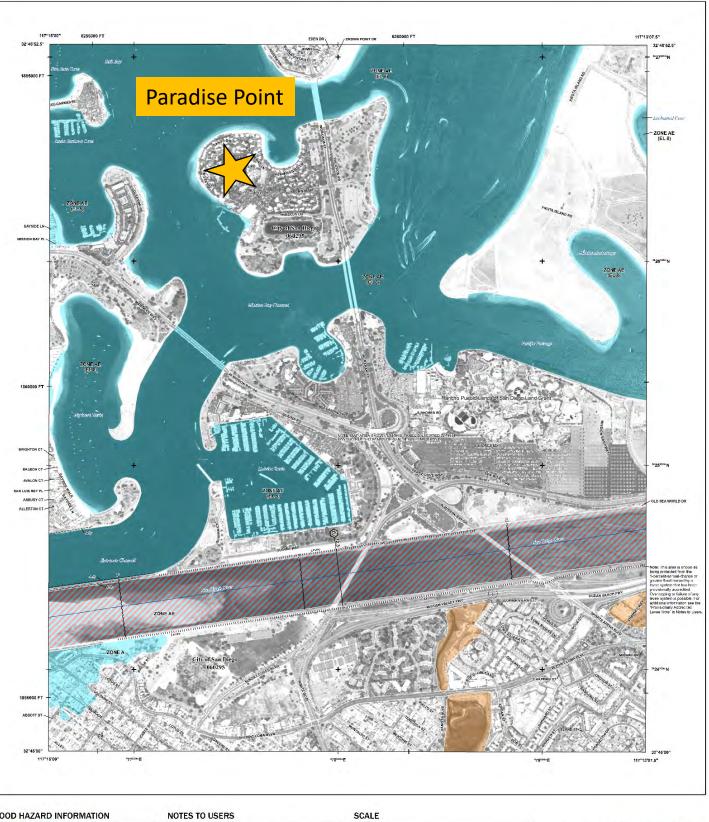






Convention center waterfront balcony where public accessway will be









NOTES TO USERS

1 inch = 500 feet 250 500 750 1,000

PANEL LOCATOR

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM SAN DIEGO COUNTY, CALIFORNIA

PANEL 1613 OF 2375

EXHIBIT NO. 5

APPLICATION NO. 6-22-0127

FEMA Flood Map

