

Hyatt Hotel Project, PDP-072-13

ERRATA TO THE DRAFT AND FINAL EIRs – dated October 16, 2024

This Errata documents minor revisions/corrections to the project EIR. New text is shown in underline and deleted text is shown in ~~strikethrough~~.

CEQA Guidelines Section 15088.5 requires that an EIR that has been made available for public review, but not yet certified, be recirculated only if significant new information has been added to the EIR. The information contained in this Errata merely clarifies, amplifies, or makes insignificant changes to the information that has already been presented in the EIR. In addition, the modifications to the EIR are not significant because the EIR is not changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project. Based on the above, these revisions to the EIR would not result in any new significant impacts or a substantial increase in the severity of any impact already identified in the EIR. Thus, none of the conditions in Section 15088.5 of the CEQA Guidelines are met, and recirculation is not required.

Revision to FEIR page 2-255 (response to comment letter from Hazel Joanes):

C-81.6 The project site is zoned Planned Unit Development (PUD), and the LCLUP designation is Commercial – General. However, the LCLUP update indicates that the site is proposed to be rezoned to Commercial – General (CG) as part of the future implementation of the LCLUP. The CG zoning standards are used as an appropriate guide for this site because they are consistent with the LCLUP land use designation and can also be accommodated by the PUD zoning. The City would not need to issue a Use Permit for the hotel until the rezoning to Commercial – General (CG) is implemented through the Local Coastal Implementation Plan (LCIP) update. LCLUP Policy 1-2 is the guiding policy on this matter. ~~As explained in Section 3.6, Approvals and Entitlements (page 3-18, footnote 3 of the Draft EIR), A Use Permit would be required until the project site is rezoned to CG. Depending on the construction schedule for the project, a Use Permit may not be necessary for the project. Whether or not a Use Permit or rezoning is required, either approval would be part of a public review process.~~ Please see Topical Response 7, LCLUP and Zoning of the Hyatt site, for more information.

Revision to Draft EIR page 3-18 (Approvals and Entitlements)

This draft EIR has been prepared to cover all of the anticipated actions associated with the planning application PDP 072-13 for a proposed hotel facility. The approvals and actions anticipated for the project are listed below.

- Coastal Development Permit
- Parking Exception for Tandem Parking
- ~~Use Permit to develop in the PUD Zoning District[‡]~~
- Architectural and Site/Design Review
- Tentative Parcel Map (if needed to implement easements, etc.)
- Public Access and Conservation Easements
- Tree Removal Permit

[‡]Currently, the project site is zoned as PUD with the assumption that the site will be rezoned to CG per the LCLUP. Therefore, a Use Permit is required until the Zoning District is officially rezoned to CG.

- Section 404 Permit and Section 401 Certification, if jurisdictional area of the U.S. Army Corps of Engineers is impacted