



HOTEL DEL CORONADO®

Amended Master Plan (approved 2010)





## Background

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The Amended Master Plan was approved by City of Coronado in August-October 2008, as an Amendment to the original Master Plan approved in 2002 (site plan was redesigned following State of California designation of a portion of the property as being within Alquist-Priolo Earthquake Fault Zone).

### The approval process included:

- Design Review approval of Amended Master Plan
- Planning Commission review and approval of Coastal Development Permit, and recommendation for approval of Environmental Review document and Parking Plan
- City Council approval of Amended Master Plan, Environmental Review document, Parking Plan, and Development Agreement Amendment
- California Coastal Commission approval October 2010, with Coastal Development Permit issued 2012 (construction of realigned Paseo del Mar beachfront walkway in 2012)

## Key Elements

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- New Main Entry with signalized intersection and pedestrian crosswalk at Avenida del Sol
- New Conference Center with clear-span ballroom, prefunction space, and kitchen; includes new Great Lawn area with view to the Historic Hotel, and guestrooms with Glorietta Bay view
- 144 new guestroom keys (with approval to sell as Condo-Hotel with owner occupancy restrictions similar to Beach Village); three stories with center pool amenity
- Majority of the parking in underground structures



## Public Benefits (to be provided per Development Agreement):

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- Signalized intersection at Avenida del Sol, with pedestrian crosswalk; and right turn lane at Orange Avenue for new hotel main entry
- Street improvements along Orange Avenue: closing existing median opening and re-landscaping medians from R.H. Dana Place to Pomona Avenue, with expanded bus turn-out
- New landscaped sidewalk along Orange Avenue from Grande Hall to Avenida del Sol
- Street improvements along Avenida del Sol, including raising the westerly end of the street and cul-de-sac to correct drainage condition that currently exists
- New Paseo connection to the beach walkway in front of the Coronado Shores, with beach entry ramp for public safety and maintenance vehicle access
- New landscaped sidewalks along Avenida del Sol, with angled parking
- \$750,000 in additional development fees to be paid to the City (\$250,000 previously paid)