

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**F5b**

Staff: Z. Rehm – LB
Date: April 23, 2015

ADMINISTRATIVE PERMIT

Application No. 5-15-0236

Applicants: Richard and Peggy Topp

Agent: Paul Collins

Project Description: Replacement of 443 square foot U-shaped dock float in same location and configuration. No new piles.

Project Location: State tidelands adjacent to 5521 E. Sorrento Drive, City of Long Beach, Los Angeles County; APN 7744-007-027

EXECUTIVE DIRECTOR'S DETERMINATION

The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

May 15, 2015, 9:00 a.m.
Santa Barbara Board of Supervisors Chambers
105 E. Anapamu Street
Santa Barbara, CA 93101

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

CHARLES LESTER
Executive Director

by: Zach Rehm
Coastal Program Analyst

STANDARD CONDITIONS:

This permit is granted subject to the following 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 agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS: See pages four through six.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

A. PROJECT DESCRIPTION

The applicants propose to replace a private residential dock float in Alamitos Bay adjacent to Naples Island in southeast Long Beach (**Exhibit 1**). The existing 443 square foot U-shaped dock float will be removed and demolished off-site. Three 14-inch diameter square concrete piles that currently secure the dock will remain in place to secure the new 443 square foot composite dock float (**Exhibit 2**). The existing gangway, pier, and approach will remain in place. No new piles are proposed or permitted. No dredging is proposed or permitted.

The proposed dock is associated with the adjacent single-family residence at 5521 E. Sorrento Drive and is for recreational boating purposes. Eelgrass habitat will not be adversely affected by the proposed project because the project involves no bottom disturbance. Shading from the new dock will not adversely affect any existing eelgrass which may exist in the shallow subtidal portion of the bay surrounding the dock because the proposed new dock is the same size and in the same location as the existing dock. **Special Condition 2** and **Special Condition 3** require the applicants to implement best management practices during construction and post-construction in order to avoid any significant adverse effects on marine resources. Therefore, as proposed and conditioned herein, the development will not have any significant adverse effects on marine resources.

The proposed project will not interfere with the 15-foot wide public right-of-way that runs between the applicants' property and Alamitos Bay. The portion of the right-of-way adjacent to the rear of the applicants' property is currently partially obstructed by the dock approach, but the public may pass along a portion of the right-of-way which is currently landscaped by the applicants but is subject to improvement by the City of Long Beach. **Special Condition 4** requires that the proposed project shall not interfere with public access and use of the public right-of-way.

The proposed project has received the approval of the City of Long Beach Marine Bureau (8/21/14) and the City of Long Beach Department of Development Services (9/26/14). The City is currently developing a dock float and pier lease program for the limited-term private use and occupation of State tidelands for development associated with recreational boating activities (i.e., private docks and piers). The program would establish appropriate fees in relation to the lease area and temporal length of each lease and all revenue would be deposited into the City's Tidelands Fund to be utilized for public access improvements in the City of Long Beach. Because the development associated with this permit is private use of State tidelands which impacts public access through the relatively narrow channel (approximately 240 feet wide) within Alamitos Bay, **Special Condition 5** requires the applicants to provide mitigation in the form of a lease fee to the City which will be used to enhance public access in other areas. Only as conditioned is the project consistent with the Chapter 3 policies of the Coastal Act.

B. PUBLIC RECREATION/MARINE RESOURCES

The proposed recreational boat dock development and its associated structures are an allowable and encouraged marine related use. No new piles are proposed or permitted. The proposed development has been conditioned to minimize any significant adverse effect the project may have on the environment by avoiding or mitigating impacts upon sensitive marine resources, such as eelgrass. There are no feasible less environmentally damaging alternatives available. As conditioned, the project will not significantly adversely impact eelgrass beds and will not contribute to the dispersal of the

invasive aquatic algae, *Caulerpa taxifolia*. Further, as proposed and conditioned, the project, which is to be used solely for recreational boating purposes, conforms with Sections 30224 and 30233 of the Coastal Act.

C. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

D. WATER QUALITY

The proposed dock work will be occurring on or within coastal waters. The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. LOCAL COASTAL PROGRAM

A coastal development permit is required from the Commission for the proposed development because it is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance. The Commission certified the City of Long Beach LCP on July 22, 1980. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

This permit is granted subject to the following special conditions:

1. **Permit Compliance.** All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved project must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.

2. **Construction Responsibilities and Debris Removal.** By acceptance of this permit, the applicants agree that the approved development shall be carried out in compliance with the following BMPs:
- a. No construction materials, equipment, debris, or waste will be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.
 - b. Any and all construction material shall be removed from the site within ten days of completion of construction and disposed of at an appropriate location.
 - c. Machinery or construction materials not essential for project improvements are prohibited at all times in the subtidal or intertidal zones.
 - d. No eelgrass shall be impacted or disturbed by construction activities.
 - e. Floating booms will be used to contain debris discharged into coastal waters and any debris discharged will be removed as soon as possible but no later than the end of each day.
 - f. Divers will recover non-buoyant debris discharged into coastal waters as soon as possible after loss.
 - g. At the end of the construction period, the permittee shall inspect the project area and ensure that no debris, trash or construction material has been left on the shore or in the water, and that the project has not created any hazard to navigation.
3. **Best Management Practices (BMP) Program.** By acceptance of this permit, the applicants agree that the long-term water-borne berthing of boat(s) in the approved dock and/or boat slip will be managed in a manner that protects water quality pursuant to the implementation of the following BMPs:
- a. Boat Cleaning and Maintenance Measures:
 - In-water top-side and bottom-side boat cleaning shall minimize the discharge of soaps, paints and debris.
 - In-the-water hull scraping or any process that occurs under water that results in the removal of paint from boat hulls is prohibited. Only detergents and cleaning components that are designated by the manufacturer as phosphate-free and biodegradable shall be used, and only minimal amounts shall be used.
 - The applicants shall minimize the use of detergents and boat cleaning and maintenance products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye.
 - b. Solid and Liquid Waste Management Measures:
 - All trash, recyclables, and hazardous wastes or potential water contaminants, including old gasoline or gasoline with water, absorbent materials, oily rags, lead acid batteries, anti-freeze, waste diesel, kerosene and mineral spirits shall be disposed of in a proper manner and shall not at any time be disposed of in the water or gutter.
 - c. Petroleum Control Management Measures:

- Oil absorbent materials should be examined at least once a year and replaced as necessary. The applicants shall recycle the materials, if possible, or dispose of them in accordance with hazardous waste disposal regulations. The boaters are encouraged to regularly inspect and maintain engines, seals, gaskets, lines and hoses in order to prevent oil and fuel spills. Boaters are also encouraged to use preventive engine maintenance, oil absorbents, bilge pump-out services, or steam cleaning services as much as possible to clean oily bilge areas. Clean and maintain bilges. Do not use detergents while cleaning. The use of soaps that can be discharged by bilge pumps is discouraged.
4. **Public Access along the Waterway.** The proposed project shall not interfere with public access and use of the public right-of-way that runs between the applicants' property and Alamitos Bay.
 5. **Dock Float and Pier Leases.** By acceptance of Coastal Development Permit 5-15-0236, the permittees agree, on behalf of itself and all successors and assigns, that should the City of Long Beach implement a dock float and pier lease program for the limited-term private use and occupation of State Tidelands for development associated with recreational boating activities (i.e., private docks and piers), the development subject to this permit shall be subject to the terms of such dock float and pier lease program.
 6. **Resource Agencies.** The permittees shall comply with all requirements, requests and mitigation measures from the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Any change in the approved project that may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.

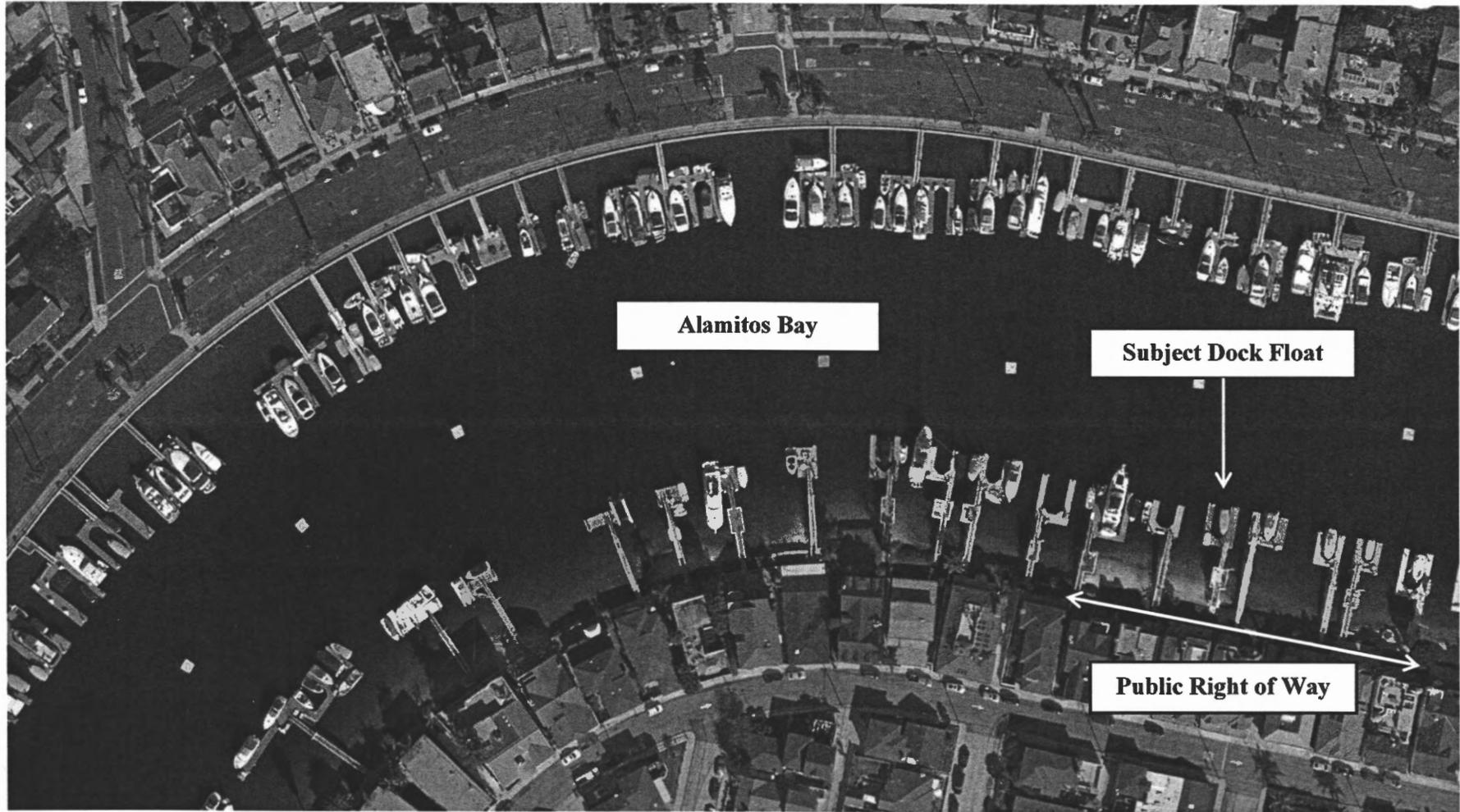
ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

Vicinity Map: 5521 E. Sorrento Drive, Long Beach



COASTAL COMMISSION

5-15 -0236

EXHIBIT # 1

PAGE 1 OF 1

**CITY OF LONG BEACH
MARINE BUREAU**

Approval in Concept

These plans have received approval in concept only by the city of Long Beach Marine Bureau as required for application to the South Coast Regional Commission, pursuant to Section 13210, Public Resources Code.

Date: 8/26/14 By: *[Signature]*

PROJECT OWNER:
RICHARD & PEGGY TOPP
5521 E. SORRENTO DRIVE
LONG BEACH, CA 90803
PHONE # (310) 650-9902

PROJECT ADDRESS:
5521 E. SORRENTO DRIVE
LONG BEACH, CA 90803

ASSESSOR'S ID. NO.
7244-007-027

LEGAL DESCRIPTION:
TRACT NO 7293 LOT 12 BLK 7

PROJECT LOCATION:
DOCK IS LOCATED ADJACENT
TO 5521 E. SORRENTO DRIVE

ENGINEER:
BLUEWATER DESIGN GROUP
2500 VIA CABRILLO MARINA,
SUITE 200
SAN PEDRO, CA 90731
(310) 548-3132
ATTN: JOSE G HERNANDEZ

RECEIVED
South Coast Region

MAR 10 2015

CALIFORNIA
COASTAL COMMISSION

5-15-0236

**RICHARD & PEGGY TOPP
NEW DOCK INSTALLATION PLANS**



VICINITY MAP

GENERAL NOTES

1. THIS DOCK STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF WATERFRONT STRUCTURES IN THE LONG BEACH MARINA AREA (NO. R-4858/REVISED 10/94).
2. ALL LUMBER SHALL BE No. 1 GRADE DOUGLAS FIR OR BETTER PROVIDED THERE ARE NO LOOSE KNOTS OR OTHER DEFECTS. ALL LUMBER TO BE S4S & EXPOSED MEMBERS TO BE PICKED FOR APPEARANCE.
3. ALL LUMBER SHALL BE PRESSURE TREATED PER APWA STANDARD C-2 (ACQ). MINIMUM RETENTION 0.60 #/CF. ALL FIELD CUTS & BORED HOLES TO RECEIVE A BRUSH COAT OF CONCENTRATED PRESERVATIVE.
4. ALL FERROUS METALS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION - 2 OZ. PER SQUARE FOOT. GALVANIZED WASHERS SHALL BE USED WITH ALL NUTS & BOLTS BEARING ON WOOD SURFACES. ALL STEEL ANGLES, PLATES & SHAPES SHALL BE PER ASTM SPECIFICATION A-36.
5. PONTOONS SHALL BE SUPERFLOAT FLOAT DRUMS MANUFACTURED BY ACE ROTOMOLD
6. THIS FLOAT DESIGN WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS STRUCTURALLY SAFE

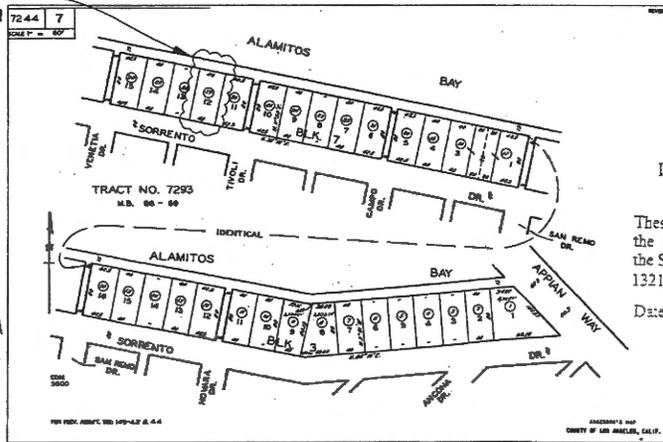
INDEX OF SHEETS

- T1 - TITLE SHEET AND GENERAL NOTES
- L1 - SITE PLAN
- L2 - FLOAT PLAN
- L3 - FRAMING PLAN
- L4 - FRAMING DETAILS

PROJECT DESCRIPTION

REMOVE AND REPLACE FLOATING DOCK, LIKE FOR LIKE. EXISTING PILES TO REMAIN IN PLACE. EXISTING PIER AND GANGWAY TO REMAIN IN PLACE.

PROJECT LOCATION



PARCEL MAP

CITY OF LONG BEACH
DEPARTMENT OF PLANNING AND BUILDING
APPROVAL IN CONCEPT

These plans have received approval in concept only by the city of Long Beach as required for application to the South Coast Regional Commission, pursuant to Section 13210, Public Resource Code.

Date: 8-26-14 By: *[Signature]*

IF THE ROD IS EXPOSED CONTACT
PUBLIC WORKS PRIOR TO
CONSTRUCTION (ROBERT
MALDONADO @ 562.570.6698)



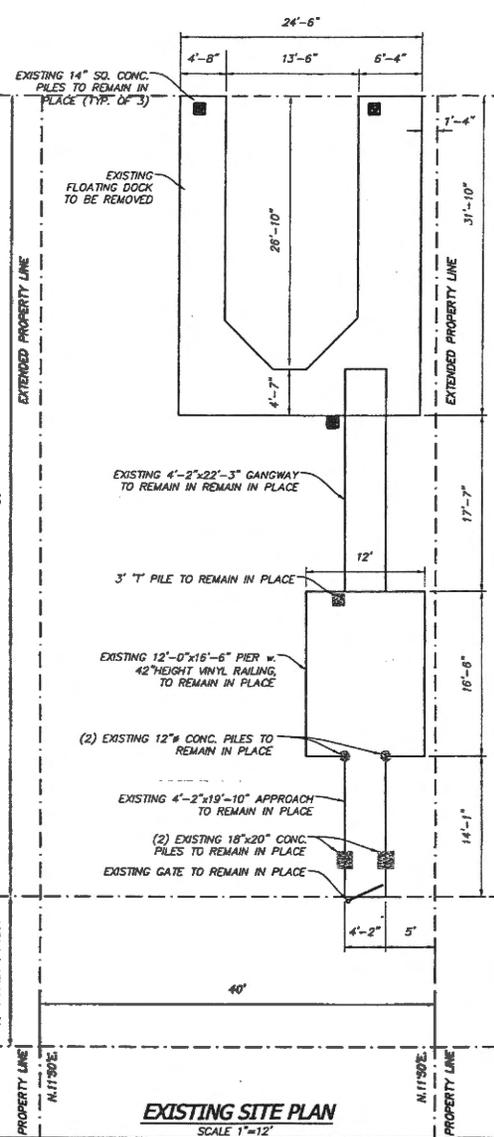
GRAPHIC SCALE
0 1"

PROJECT	RICHARD & PEGGY TOPP 5521 E. SORRENTO DR. LONG BEACH, CA 90803	CONTRACTOR	COASTAL COMMISSION 5-15-0236	DESIGNED BY	JH	DRAWN BY	JH	CHECKED BY	TB	2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1526	DESIGNED BY	JH	DRAWN BY	JH	CHECKED BY	TB	TITLE SHEET & GENERAL NOTES	SCALE	DATE
	AS NOTED		07-30-14		JOB NO.		2346-A		SHEET			T-1		SHEET #		1 OF 5			

EXHIBIT # 2
PAGE 1 OF 3

Revised Oct. Aug. 08, 2014 - 11:00am

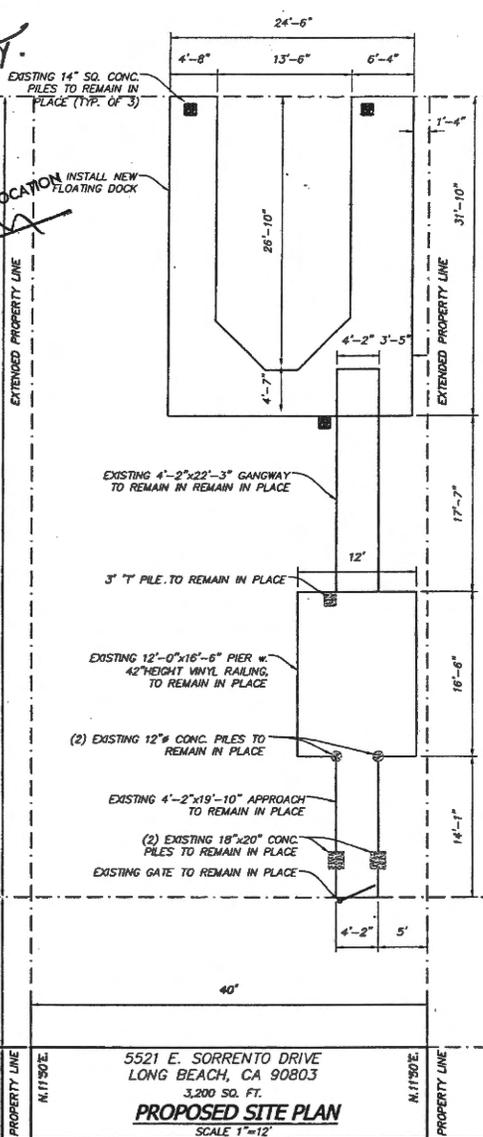
NOTES:
1. ALL DIMENSIONS ARE BASED FROM THE CITY OF LONG BEACH ASSESSOR'S MAP AND AERIAL IMAGE, NOT FROM SURVEY.
2. ALL FIELD MEASUREMENTS AND SITE PLAN ARE AS PROVIDED BY THE CONTRACTOR/OWNER/OWNER REPRESENTATIVE.



EXISTING SITE PLAN
SCALE 1"=12'

Revised BT.
PROJECT LINE

APPROVED AS TO PIERHEAD LOCATION
DATE 8/11/15 BY: [Signature]



PROPOSED SITE PLAN
SCALE 1"=12'



PROJECT
RICHARD & PEGGY TOPP
5521 E. SORRENTO DR.
LONG BEACH, CA 90803

CONTRACTOR
COASTAL COMMISSION
TBD
5-15-0236

NO.	REVISION	BY	DATE

BREWATER
Design Group
Planning and Engineering Services
For Marine and Waterfront Resorts

2580 Via Cabrillo Marine, Suite 258
San Pedro, CA 90721
Tel: 213 548 3332
Fax: 213 548 1824
DESIGNED BY: HH
DRAWN BY: JH
CHECKED BY: TB

SITE PLAN

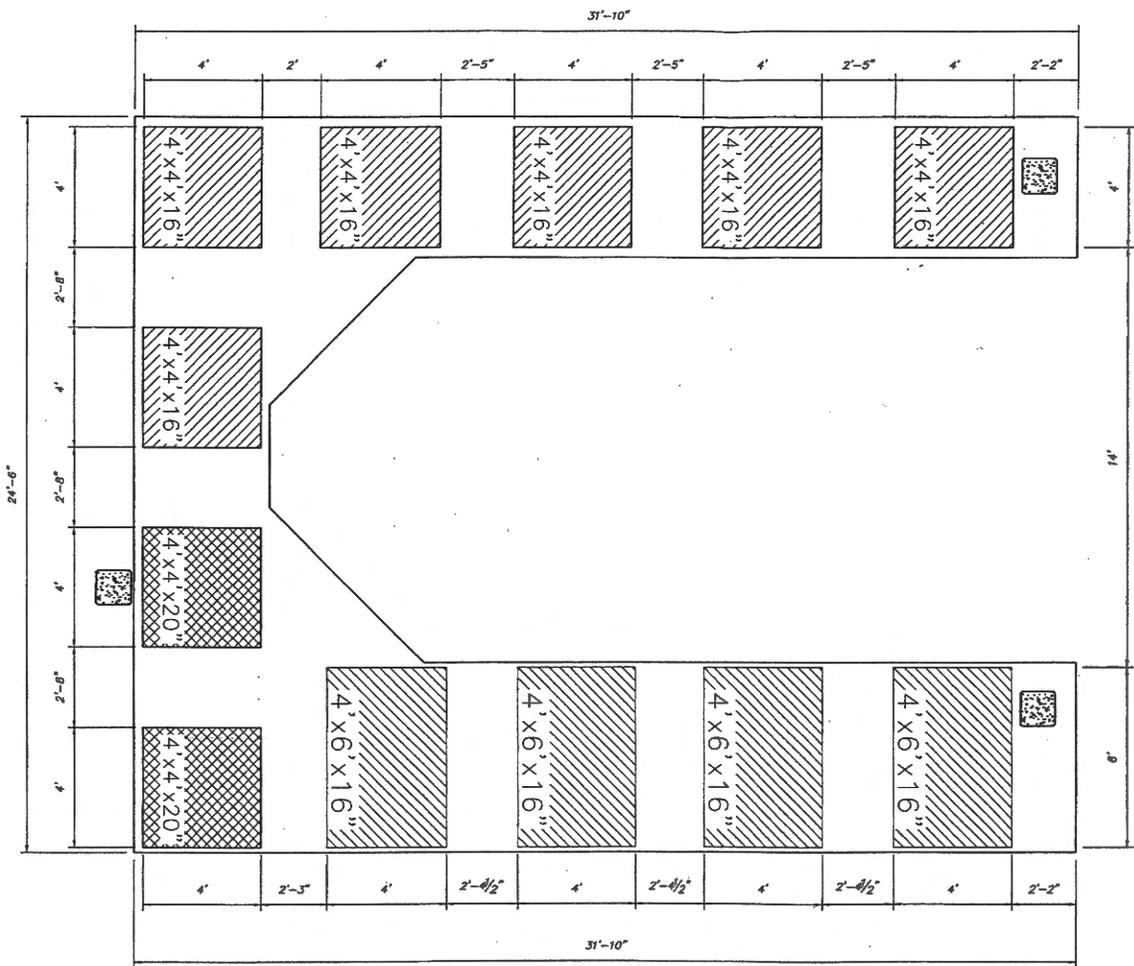
SCALE	DATE
AS NOTED	07-30-14
JOB NO.	2346-A
SHEET	L-1
SHEET #	2 OF 5

EXHIBIT # 2
PAGE 2 OF 3

Revised: 05 - Aug 05, 2014 - 11:20am

From: 004 (1746) (N) 2014.08.01.dwg

STATUS: PENDING PRINT X



FLOAT PLAN
SCALE 1"=4'



PROJECT	RICHARD & PEGGY TOPP	CONTRACTOR	COASTAL COMMISSION	DESIGNED BY	MH	DRAWN BY	JH	CHECKED BY	TB	SCALE	AS NOTED	DATE	07-30-14
	5521 E. SORRENTO DR. LONG BEACH, CA 90803		S-15-0236		DESIGNED GROUP		Planning and Engineering Services For Marinas and Waterfront Resorts		2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90723 Tel: 310 548 3132 Fax: 310 548 3536		JOB NO.		2346-A

FLOAT PLAN

EXHIBIT # 2
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