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STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA

245 W. BROADWAY, STE. 380

P.O. BOX 1450

LONG BEACH, CA 90802-4416

(310) 590-5071



Filed: Oct. 7, 1996
49th Day: Nov. 25, 1996
180th Day: Apr. 5, 1997
Staff: JLR-LB J2K
Staff Report: Oct. 21, 1996
Hearing Date: Nov. 12-15, 1996

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 5-96-189

APPLICANT: Portofino Hotel Partners

PROJECT LOCATION: 260 Portofino Way, Redondo Beach

PROJECT DESCRIPTION: Remodel an existing 3-story, 172 room hotel including the conversion of four guest rooms into a restaurant, conversion of a detached 2-story restaurant into four meeting rooms and the addition of 30 valet parking spaces.

Lot area:	11.53 Acres
Building coverage:	5,589 sq. ft.
Pavement coverage:	162,025 sq. ft.
Landscape coverage:	22,059
Parking spaces:	408
Zoning:	Commercial/Recreation
Plan designation:	C/R
Project density:	N/A
Ht abv fin grade:	49' (Existing)

LOCAL APPROVALS RECEIVED: Approval in Concept-City of Redondo Beach

SUBSTANTIVE FILE DOCUMENTS:

1. City of Redondo Beach Certified Land Use Plan (LUP)
2. Coastal Development Permit No. 5-87-371

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval with no special conditions.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

Approval

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. 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 on which 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. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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.

III. Special Conditions.

None.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Project Location and Project Description

The project site is a developed leasehold property located on Mole C in the City's King Harbor Marina. The Marina and all the development in it is under the jurisdiction of the City of Redondo Beach and the City's Harbor Commission. The marina waterfront was granted to the City by the Tidelands Grant of 1915, by which the City was granted the right to construct a harbor, subject to the public's right to fish in the harbor (consistent with harbor navigation and commerce).

The 11.53 acre master leasehold is comprised of a mix of commercial, recreational, boating, and resort-visitor uses. The current uses are comprised of a system of docks for a 232-boat marina, a 172 room hotel, 21-unit apartment house with garage, a marine fuel station, assorted marina facility buildings, a restaurant/cocktail lounge, and a gate house at the entry road. The remaining area adjacent to the above development contains parking for 379 cars.

The applicant proposes to remodel an existing 3-story, 172 unit hotel to convert four guest rooms into a 855 sq. ft. restaurant, convert a detached 2-story, 1,726 sq. ft. restaurant into four meeting rooms and add 30 valet parking spaces. The proposed restaurant conversions will reduce the total restaurant customer service area by 871 sq. ft. and the total square footage of existing meeting rooms will increase from 9,346 sq. ft. to 9,640 sq. ft. for a net addition of 294 sq. ft. Following is a more detailed description excerpted from a City staff report:

The applicant requests approval of a Conditional Use Permit to allow the following modifications to the existing Portofino Hotel and Yacht Club facility:

1. Reconfiguration of the existing 378 space parking area to create a decorative circle drive with a fountain at the existing porte-cochere and a 100 foot service circle added at the north end of the site. The redesigned parking area would contain a total of 408 parking spaces, including 30 valet spaces.
2. Change of use of the existing two-story freestanding restaurant to meeting rooms with proposed Meeting Room 2, located on the lower level, to be used as both a meeting room and a cocktail lounge for local patrons. A slight increase in interior floor area of the lower level of the building is proposed due to the enclosure of an existing open area on the east side of the building.

3. Conversion of four existing guest rooms within the hotel building into a new restaurant, containing a total of 96 seats, including the construction of an outdoor deck area on the west side of the building, facing the ocean. The west edge of the deck area is to align with the west wall of the existing lobby/lounge.

4. Addition of men's and women's restroom facilities within a former office area of the hotel.

5. Relocation of an existing women's restroom and elevator equipment within the hotel.

B. Public Pedestrian Access

The following Coastal Act policies are relevant:

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.5 of the Coastal Act states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

The proposed development is located on tidelands and as such, the applicant has an obligation to provide access to the public. The existing development provides public walkways along the bulkhead. The proposed interior modifications will have no impacts on public access. The existing public walkways and viewing areas are not being effected within the subject leasehold (See Exhibit B). Therefore, the Commission finds that the proposed development will not interfere with the public's right of access to the shoreline consistent with the public access provisions of Section 30211 of the Coastal Act.

C. Development:

The following Coastal Act policies are relevant:

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast...(4) providing adequate parking facilities...

Additionally, the City's certified Land Use Plan states the following:

9. Existing public parking spaces in the Harbor-Pier area will not be reduced as a result of further development in the area.

In the event of the removal of existing public parking spaces in the Harbor-Pier area; additional spaces equal in number to those removed must be provided within the Harbor-pier area.

10. Coastal dependent land uses will be encouraged within the Harbor Pier area. The City will preserve and enhance these existing facilities and encourage further expansion of coastal dependent land uses, where feasible.

The overall proposed renovation will result in de-intensification of land use. The proposed restaurant/meeting room conversions will result in a net decrease of 871 sq. ft. of restaurant customer service area. According to parking requirements of past Commission permit approvals, one parking space per 50 sq. ft. of restaurant customer service area is required. The previous restaurant use required 34 parking spaces whereas the proposed reduction in restaurant area will only require 17 spaces. Therefore, the restaurant parking demand will be reduced by seventeen parking spaces. Based on past Commission permit decisions, hotel meeting rooms require one parking space per 35 sq. ft. of meeting room area. The area devoted for meeting rooms would be increased by 294 sq. ft. and requires eight additional parking spaces. Therefore, the parking required for the proposed development results in a net decrease in parking demand for the entire site by nine spaces.

In past permit decisions, if a use existed prior to the Coastal Act, the Commission has not required an applicant to make up parking deficiencies. Because the total parking demand on the entire site is being reduced, the Commission requires no additional parking. However, based on a City study, the City determined that 30 more valet parking were required to satisfy the parking demands of all the various uses on the site. Following is an excerpt from a city staff report:

Based upon the proposed configuration of land uses on the site, the applicant further requests approval of an overlapped parking arrangement for the property which would permit a total of 408 parking spaces (including 30 valet spaces) to satisfy the parking demands of the various uses on the site. A parking demand analysis has been provided to support this portion of the request. The analysis is based upon the parking methodology approved by the Harbor Commission at the time the prior Conditional Use Permit for the property was approved on April 13, 1987.

Therefore, the Commission finds that the proposed project, which provides adequate parking, is consistent with the development provisions of Section 30252 of the Coastal Act. The Commission further finds that the proposed project, as designed, will enhance visitor-serving facilities consistent with the land use policies of the certified Land Use Plan.

D. Local Coastal Program

Section 30604 (a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act.

Section 30604(a):

(a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200). A denial of a coastal development permit on grounds it would prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200) shall be accompanied by a specific finding which sets forth the basis for such conclusion.

On June 19, 1980, the Commission approved the Land Use Plan for the City of Redondo Beach Local Coastal Program. The Land Use Plan contains specific policies to guide the type, location, and intensity of future development in the City of Redondo Beach Coastal Zone. Before the Commission can approve a Land Use Plan, it must find that the plan is consistent with the policies of Chapter 3 of the Coastal Act. In effect, the LUP sets the standards for development in the particular area.

The proposed development is consistent with the designated Commercial/Recreation land use for the project site as certified by the Commission. Therefore, the Commission finds that the proposed development will not prejudice the City's ability to prepare a Local Coastal Program consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

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

Section 13096 of Title 14 of the California 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) (i) 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 impact which the activity may have on the environment.

As submitted, 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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.

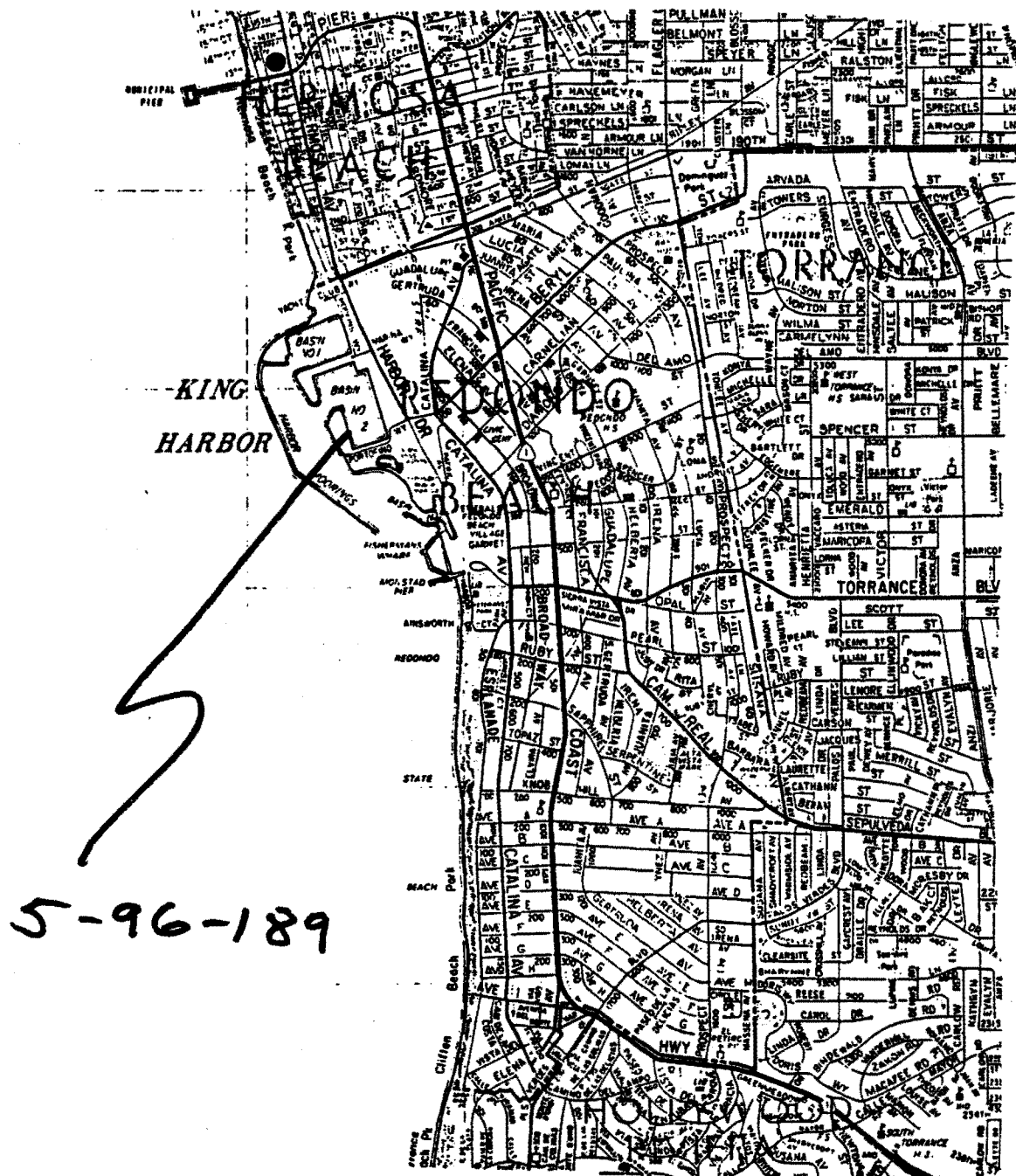


Exhibit A
5-96-189



SITE PLAN ATTACHMENTS #5
PORTIFINO HOTEL AND YACHT CLUB

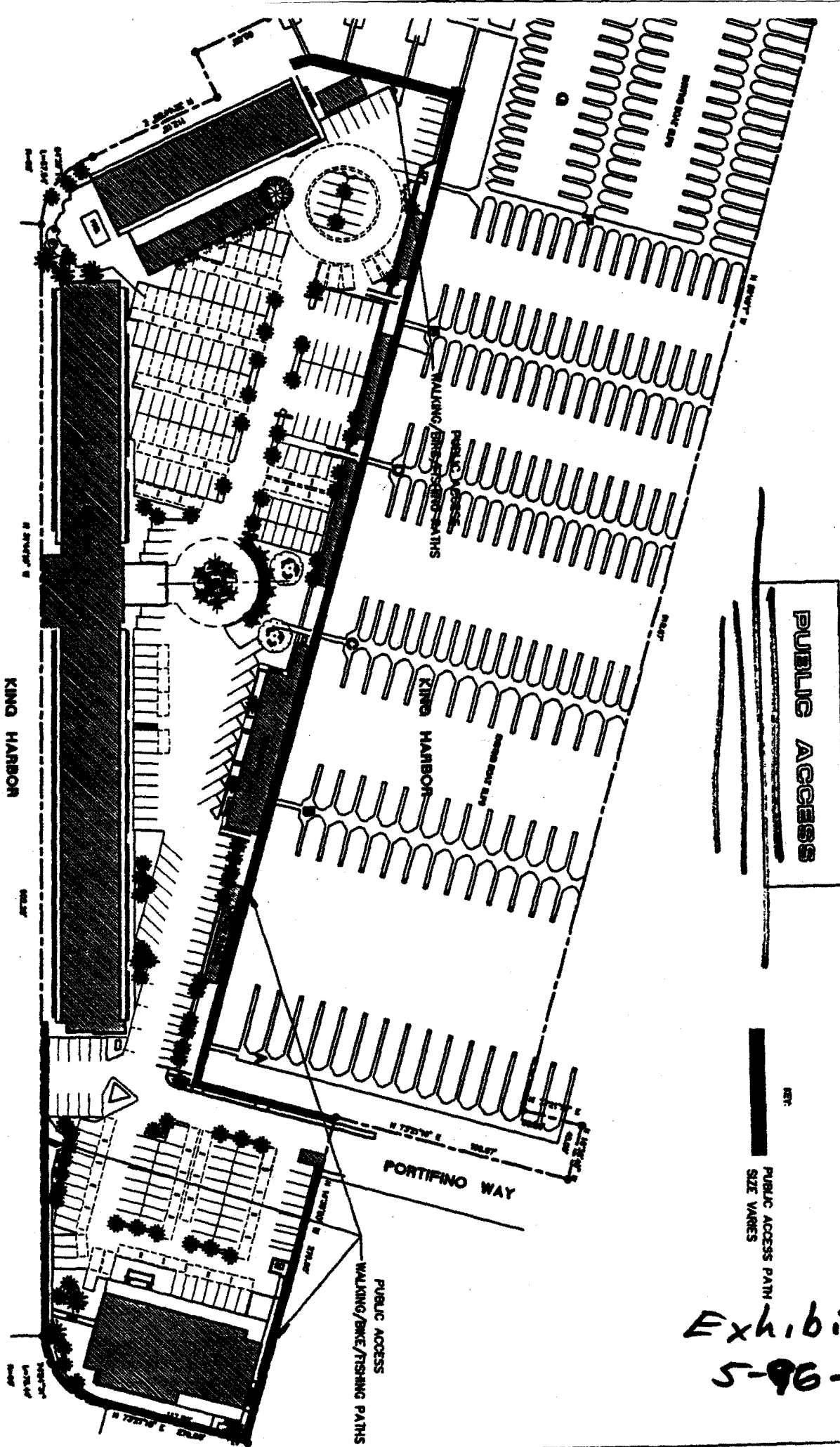
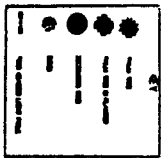


Exhibit B
5-96-189



EXISTING SITE PLAN

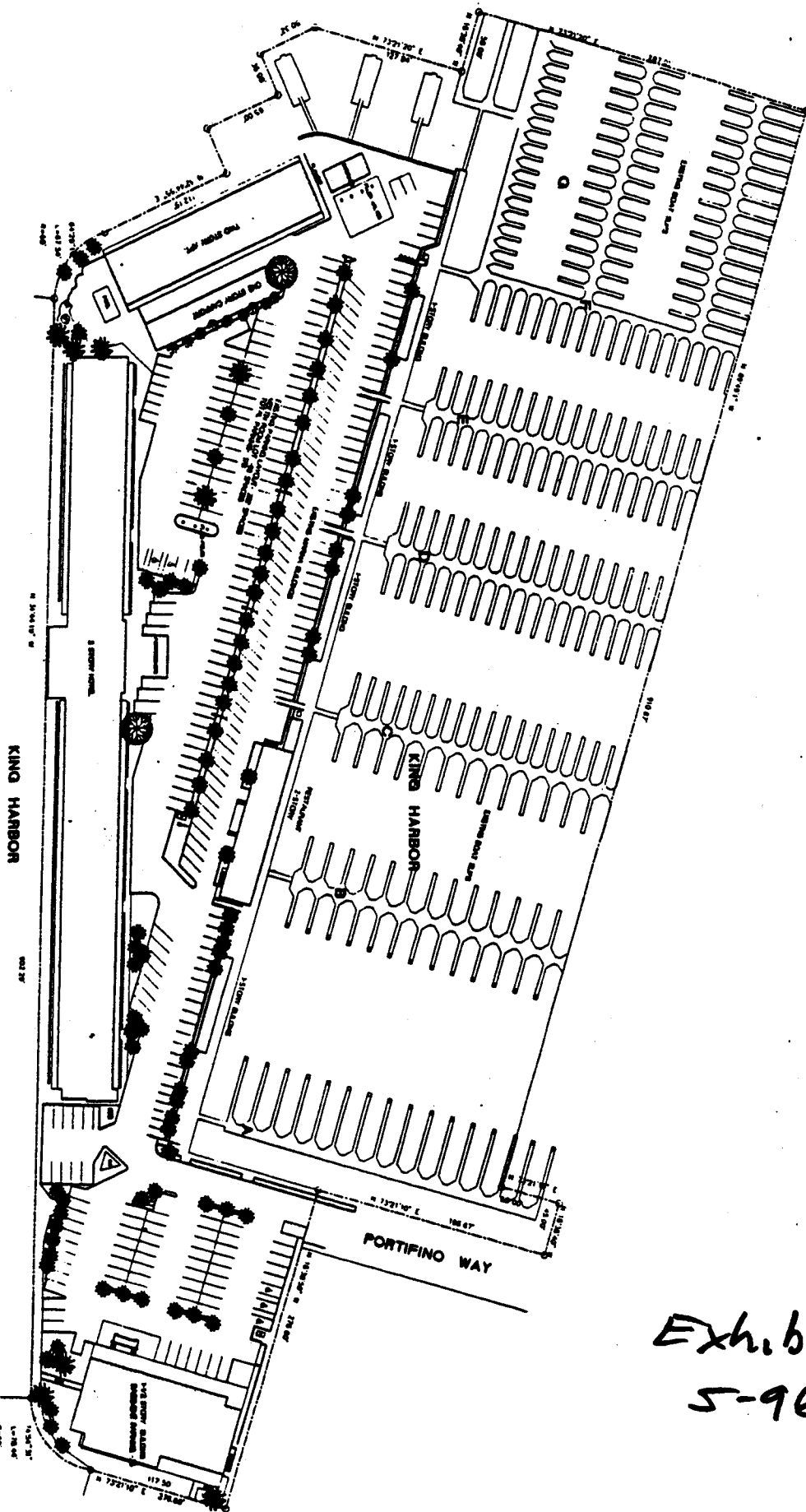
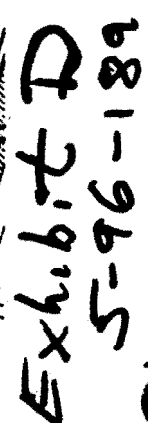


Exhibit C
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**ARCHITECTURAL
ALLIANCE**
100 PARK DR PERALTA
SANTA FE NEW MEXICO 87501
Telephone 505-424-6207 FAX 505-424-6276

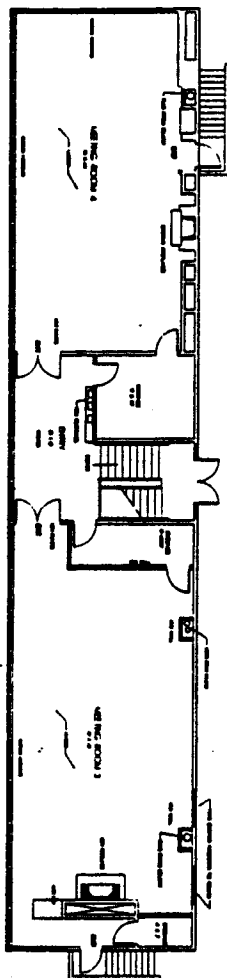
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MR PABLO ON PERALTA
SANTA FE NEW MEXICO 8700
TELEPHONE 882-882-8000 FAX 882-882-127

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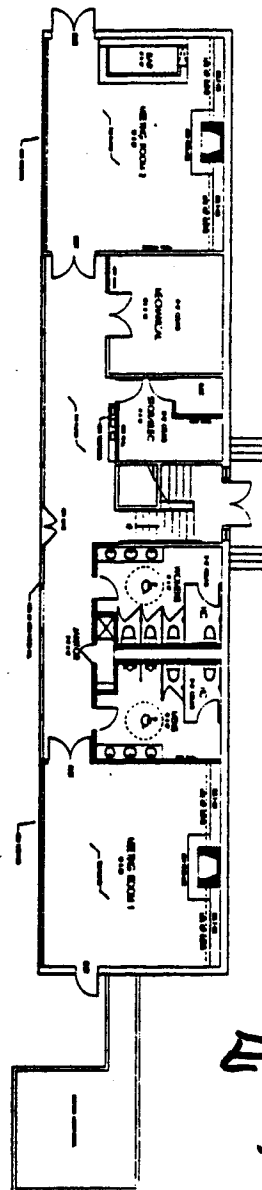


Exhibit I
5-96-189

