

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

Permit Application No. **5-02-329**  
Date: November 21, 2002  
Page 1 of 6



# Tu 4 b

## ADMINISTRATIVE PERMIT

## RECORD PACKET COPY

**APPLICANT:** Portofino Partners, D.B.A. Portofino Inn

**PROJECT DESCRIPTION:** Remove two 77-foot docks and replace with one 100-foot floating dock and installing 7 piles.

**PROJECT LOCATION:** 260 Portofino Way, Redondo Beach (Los Angeles County)

**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:

**Tuesday, December 10, 2002**  
10:00 am  
**The Hyatt Regency - San Francisco**  
**5 Embarcadero Center**  
**San Francisco, CA**

**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.**

PETER DOUGLAS  
Executive Director

By: Melissa Stickney  
Title: Coastal Program Analyst

**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 this permit is reported to the Commission. 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 to 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 and Background**

The proposed project involves reconfiguring "G" boat dock by removing the existing "G" dock from two slips and two 77-foot fingers to one slip and one side tie, with a new floating 100-foot dock, finger and gangway to be constructed of concrete (Exhibit 3). The proposed project includes removing four existing pilings and installing seven new 20-inch diameter piles (Exhibits 3&4). The maximum width of the new "G" dock is seven feet. The floating dock system will only be used for boating related purposes.

The subject site is located in the King Harbor at 260 Portofino Way in the City of Redondo Beach (Exhibit 2). The dock project is for boating related purposes and is associated with the Portofino Hotel and Yacht Club. The site has been surveyed by Tetra Tech, Incorporated for eelgrass (*Zostera marina*) and *Caulerpa taxifolia*. According to the report by Tetra Tech, the area surveyed was approximately 180 feet by 65 feet and depths surveyed ranged from -15 feet to -20 feet Mean Lower Low Water (MLLW). According to the report by Tetra Tech dated September 16, 2002, neither eelgrass nor

caulerpa were discovered within the surveyed area. The subject site is located in the Portofino Marina, which is located at the northwest corner of Redondo Beach. Public access currently exists to the marina via Portofino Way, a roadway that runs perpendicular to North Harbor Drive (Exhibit 2). This particular slip is replacing two smaller slips located in the northwest corner of the marina, adjacent to the fuel docks. The Harbor Patrol Office is located on Mole B at the north side of the entrance into Basin No. 2 and is located approximately 250 feet (slightly north) west of the project site (Exhibit 1). According to the Harbor Master, there are two pump-out stations located at the Harbor Patrol Office site (Harbor Patrol Dock), one on the east and one on the west side of the surge wall. These pump-out stations support 1500 boat slips within the harbor. The stations are monitored daily and repaired as needed. It is unclear whether the applicant knows the location of the pump out stations. The agent for the applicant was unsure initially and directed staff to call the Portofino Inn Hotel. The hotel president was not sure of the location either and recommended that staff call the Harbor Patrol office and speak with the Harbor Master. The Commission is requiring that a sign be posted identifying the location of the pump out stations for boaters. The proposed project has received an approval in concept from the City of Redondo Beach Planning Department and an approval from the Redondo Beach Harbor Commission (Resolution No. 88). The applicant has applied for a permit from the U.S. Army, Corps of Engineers.

**B. Marine Resources**

The proposed recreational boat dock development and its associated structures are an allowable and encouraged marine related use. The project design includes the minimum sized pilings and the minimum number of pilings necessary for structural stability. The pilings are self-mitigating. 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. Water Quality**

The proposed work will be occurring on, within, or adjacent to coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be discharged into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters and for the use of on-going best management practices following construction. As conditioned, the Commission finds that the development conforms with Sections 30230 and 32031 of the Coastal Act.

**D. Local Coastal Program**

The LUP for the City of Redondo Beach was effectively certified on June 18, 1981. The certified LUP was updated on April 20, 2001. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, 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.

**E. California Environmental Quality Act (CEQA)**

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that 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:**

**1. A. Construction Responsibilities and Debris Removal**

- (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 will be removed from the site within 10 days of completion of construction.
- (c) Machinery or construction materials not essential for project improvements will not be allowed at any time in the intertidal zone.
- (d) If turbid conditions are generated during construction a silt curtain will be utilized to control turbidity.
- (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) Non-buoyant debris discharged into coastal waters will be recovered by divers as soon as possible after loss.

**B. Best Management Practices Program**

By acceptance of this permit the applicant agrees 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:**

- i. In-water top-side and bottom-side boat cleaning shall minimize the discharge of soaps, paints, and debris.
- ii. In-the-water hull scraping or any process that occurs under water that results in the removal of paint from boat hulls shall be prohibited. Only detergents and cleaning components that are designated by the manufacturer as phosphate-free and biodegradable shall be used, and the amounts used minimized.
- iii. The applicant 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:**

- i. 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 will be disposed of in a proper manner and will not at any time be disposed of in the water or gutter.

(c) Petroleum Control Management Measures:

- i. Oil absorbent materials shall be examined at least once a year and replaced as necessary. The applicant will recycle the materials, if possible, or dispose of them in accordance with hazardous waste disposal regulations. The boaters will regularly inspect and maintain engines, seals, gaskets, lines and hoses in order to prevent oil and fuel spills. Boaters will use preventive engine maintenance, oil absorbents, bilge pump-out services, or steam cleaning services as much as possible to clean oily bilge areas. Bilges shall be cleaned and maintained. Detergents will not be used for cleaning. The use of soaps that can be discharged by bilge pumps is prohibited.

**2. Pre-construction *Caulerpa Taxifolia* Survey**

- (a) Not earlier than 90 days nor later than 30 days prior to commencement or re-commencement of any development authorized under this coastal development permit (the "project"), the applicant shall undertake a survey of the project area and a buffer area at least 10 meters beyond the project area to determine the presence of the invasive alga *Caulerpa taxifolia*. The survey shall include a visual examination of the substrate.
- (b) The survey protocol shall be prepared in consultation with the Regional Water Quality Control Board, the California Department of Fish and Game, and the National Marine Fisheries Service.
- (c) Within five (5) business days of completion of the survey, the applicant shall submit the survey:
  - i. for the review and approval of the Executive Director; and
  - ii. to the Surveillance Subcommittee of the Southern California Caulerpa Action Team (SCCAT). The SCCAT Surveillance Subcommittee may be contacted through William Paznokas, California Department of Fish & Game (858/467-4218) or Robert Hoffman, National Marine Fisheries Service (562/980-4043).
- (d) If *Caulerpa taxifolia* is found within the project or buffer areas, the applicant shall not proceed with the project until 1) the applicant provides evidence to the Executive Director that all *C. taxifolia* discovered within the project and buffer area has been eliminated in a manner that complies with all applicable governmental approval requirements, including but not limited to those of the California Coastal Act, or 2) the applicant has revised the project to avoid any contact with *C. taxifolia*. No revisions to the project shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

**3. Pump Out Station Signage**

- A. The applicant shall post one sign at or near the dock entrance, in a place and size that is visible to boaters. The signs shall: 1) be no less than 18 x 12 inches in size; 2) indicate the location of the pump-out station; and 3) explain that the law requires use of the pump out stations and forbids discharge of untreated sewage into the waters of the state.

- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

**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

OCEAN

5-02-329

1

OF

**BASIN No. 2**

**HARBOR**

PATROL OFFICER

# PROJECT SITE

763

Copyright 2000 Thomas Reed Hays

**RECEIVED**  
South Coast Region

SEP 20 2002

CALIFORNIA  
COASTAL COMMISSION

California Coastal Commission

South Coast District Office

APPROVED

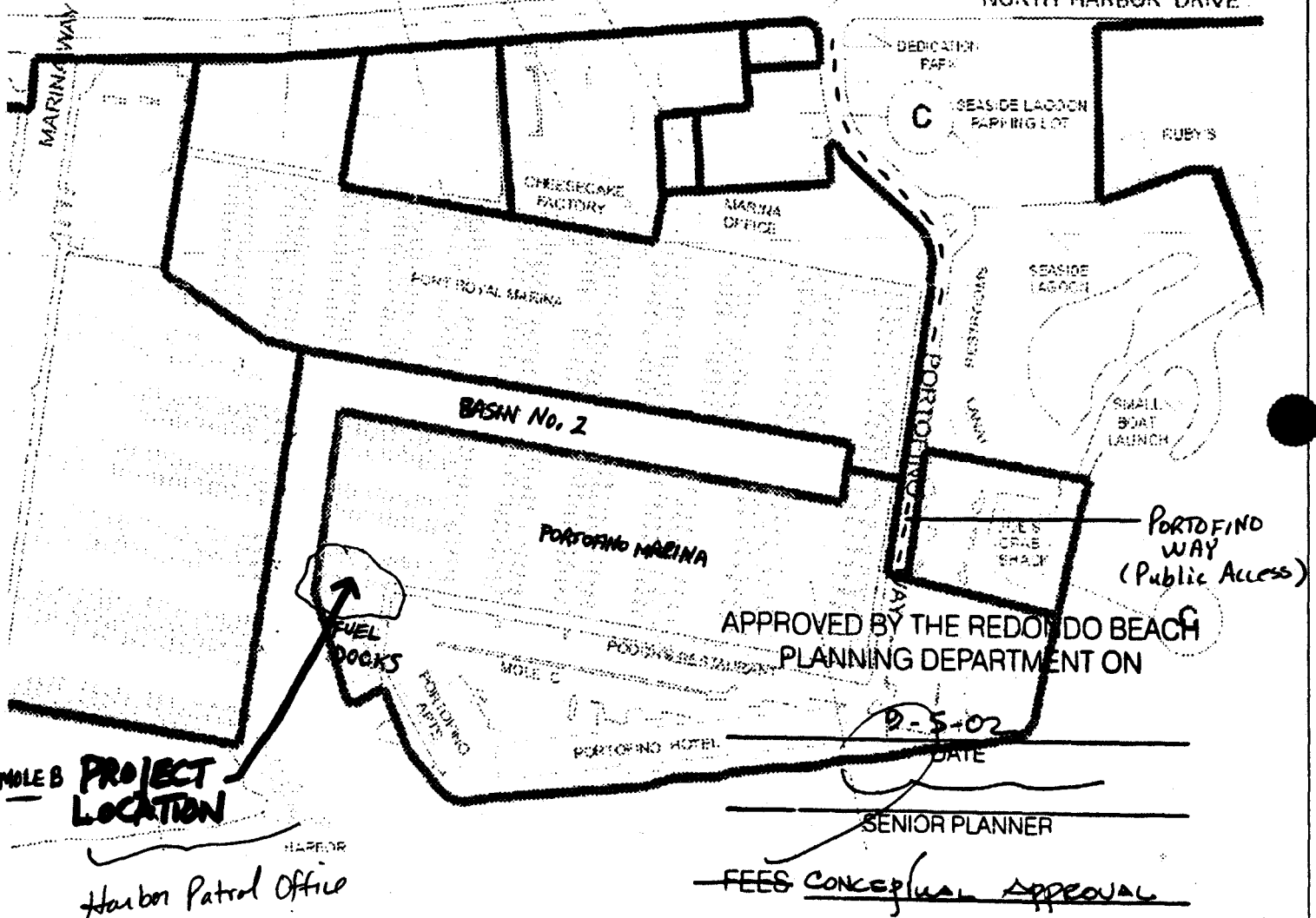
Permit No.

5-02-329

By: \_\_\_\_\_

EFFECTIVE

Date: \_\_\_\_\_



PURPOSE: PROVIDE FLOATING DOCK TO ACCOMMODATE MOORING OF 100' VESSEL AT PORTOFINO MARINA

DATUM: MLLW

ADJACENT PROPERTY OWNERS:

1. PORTOFINO MARINA
2. CITY OF REDONDO BEACH, COUNTY OF LOS ANGELES

Portofino 100' Slip-  
VICINITY MAP

**Bellingham**  
**MARINE**

Innovative harbor  
and waterfront solutions

1205 BUSINESS PARK DRIVE  
Dixon, CA 95688  
ph. 707-678-2385  
fax 707-678-1760  
bmi@bellingham-manne.com

PROPOSED ADDITION OF 100' SLIP

IN: KING HARBOR

COUNTY OF: LOS ANGELES STATE: CA

APPLICATION BY: The Dock Co.

**COASTAL COMMISSION**  
5-02-329  
DATE: 7/08/02

SHEET C1

EXHIBIT # 2

PAGE 1 OF 1



# Site Plan



FAIRWAY  
100'

71'-9"

50'-9 1/2"

28'-0"

21'-0"

20'-2 1/2"

45'-6 1/2"

EXISTING GANGWAY,  
SHORTEN TO 28'

EXISTING DOCK TO BE REMOVED

LOCATION OF NEW 100' BOAT

NEW FLOATS

EXISTING DOCK #3  
(TO REMAIN)

EXISTING DOCK #2  
(TO REMAIN)

EXISTING DOCK #1  
(TO REMAIN)

EXISTING DOCK #4  
(TO REMAIN)

EXISTING DOCK #5  
(TO REMAIN)

EXISTING DOCK #6  
(TO REMAIN)

EXISTING DOCK #7  
(TO REMAIN)

EXISTING DOCK #8  
(TO REMAIN)

EXISTING DOCK #9  
(TO REMAIN)

EXISTING DOCK #10  
(TO REMAIN)

EXISTING DOCK #11  
(TO REMAIN)

EXISTING DOCK #12  
(TO REMAIN)

EXISTING DOCK #13  
(TO REMAIN)

EXISTING DOCK #14  
(TO REMAIN)

EXISTING DOCK #15  
(TO REMAIN)

EXISTING DOCK #16  
(TO REMAIN)

EXISTING DOCK #17  
(TO REMAIN)

EXISTING DOCK #18  
(TO REMAIN)

EXISTING DOCK #19  
(TO REMAIN)

EXISTING DOCK #20  
(TO REMAIN)

EXISTING DOCK #21  
(TO REMAIN)

EXISTING DOCK #22  
(TO REMAIN)

EXISTING DOCK #23  
(TO REMAIN)

EXISTING DOCK #24  
(TO REMAIN)

EXISTING DOCK #25  
(TO REMAIN)

EXISTING DOCK #26  
(TO REMAIN)

EXISTING DOCK #27  
(TO REMAIN)

EXISTING DOCK #28  
(TO REMAIN)

EXISTING DOCK #29  
(TO REMAIN)

EXISTING DOCK #30  
(TO REMAIN)

NEW DOCK

NEW UNFIXED DOCK SYSTEM TO BE  
INSTALLED AT THE LOCATION SHOWN.

ALL PILES ARE TO BE NEW 20" ROUND  
PRECAST CONCRETE (7' LONG).

INTERMEDIATE PILES ARE TO BE LOCATED  
ALONG INSIDE EDGE OF SLIP (AS SHOWN).

50'-9 1/2"

22'-9 1/2"

21'-0"

13'-0 1/2"

15'-0"

15'-0"

15'-0"

15'-0"

16'-7 3/4"

18'-10 3/4"

20'-2"

20'-2 1/2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

20'-2"

• PILES

EXISTING GANGWAY,  
SHORTEN TO 28'



PURPOSE: PROVIDE FLOATING DOCK TO  
ACCOMMODATE MOORING OF 100' VESSEL  
AT PORTOFINO MARINA

DATUM: MLLW

ADJACENT PROPERTY OWNERS:  
1. PORTOFINO MARINA  
2. CITY OF REDONDO BEACH,  
COUNTY OF LOS ANGELES

Portofino 100' Slip-  
Dock Plan View  
and Site Plan

**Bellingham**  
**MARINE**

Innovative harbor  
and waterfront solutions

1205 BUSINESS PARK DRIVE  
Dixon, CA 95533  
ph. 707-678-2335  
fax 707-678-1760  
bmik@bellingham-marine.com

PROPOSED ADDITION OF 100' SLIP  
IN: KING HARBOR

COUNTY OF: LOS ANGELES STATE: CA

APPLICATION BY: The Dock Co.

**COASTAL COMMISSION**

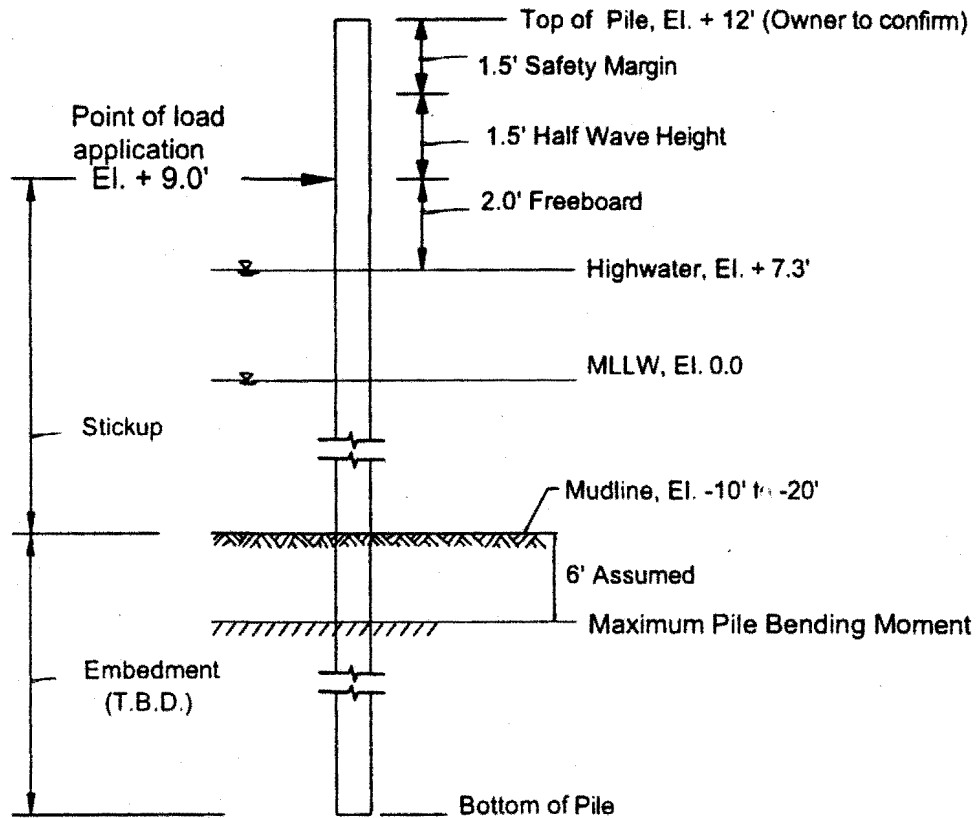
SHEET 1 OF 3 DATE: 9/4/02

5-02-329

EXHIBIT #

PAGE 1 OF 1

Pile: 20"Ø Round Prestressed Concrete



PURPOSE: PROVIDE FLOATING DOCK TO  
ACCOMMODATE MOORING OF 100' VESSEL  
AT PORTOFINO MARINA

DATUM: MLLW

ADJACENT PROPERTY OWNERS:  
1. PORTOFINO MARINA  
2. CITY OF REDONDO BEACH,  
COUNTY OF LOS ANGELES

Portofino 100' Slip-  
Pile Design (Elevation)

**Bellingham**  
**MARINE**

Innovative harbor  
and waterfront solutions

1205 BUSINESS PARK DRIVE  
Dixon, CA 95688  
ph. 707-678-2385  
fax 707-678-1760  
bmi@bellingham-marine.com

PROPOSED ADDITION OF 100' SLIP

IN: KING HARBOR

COUNTY OF: LOS ANGELES STATE: CA

APPLICATION BY: The Dock, Co.

SHEET 3 OF 3 DATE: 8/26/02

**COASTAL COMMISSION**  
**5-02-329**

EXHIBIT # 4

PAGE 1 OF 1