

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Th12d

5-19-1262 (EGGERT AND MCINTIRE)

AUGUST 13, 2020

ADDENDUM

CALIFORNIA COASTAL COMMISSION

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Th12d

ADDENDUM

August 10, 2020

TO: Coastal Commissioners and Interested Parties

FROM: South Coast District Staff

SUBJECT: **ADDENDUM TO ITEM TH12d, APPLICATION NO. 5-19-1262 FOR THE COMMISSION MEETING OF THURSDAY, AUGUST 13, 2020.**

I. CHANGES TO STAFF REPORT

Commission staff recommends changes to the staff report dated July 23, 2020 to make the following modifications. These modifications will provide information regarding project elements and approval of the project from the City of Newport Beach Harbor Commission. Language to be added is shown in underlined text, and language to be deleted is identified by ~~strike out~~.

Page 11 - Modify Findings Section IV.A. Project Description and Location, Standard of Review and Prior Permit History, as follows:

The proposed project is the removal of an existing 502 sq. ft. floating dock, 60 sq. ft. (3 ft. x 20 ft.) gangway, 417 sq. ft. (12 ft. x 11 ft. pier platform and 4 ft. x 57 ft' pier) pier system and 12 square (14-inch x 14-inch) marina guide piles. The proposed project involves replacement with a new 546 sq. ft. floating dock, 72 sq. ft. (3 ft. x 24 ft.) gangway, 340 sq. ft. (10 ft. x 14 ft. pier platform and 4 ft. x 46 ft. pier) pier system, 3 new square (14-inch x 14-inch), and 5 new 14-inch pier T-piles. The T piles consist of two sections with the 14" x 14" concrete pile resulting in 6.8 sq. ft. of in-water fill at the base and are capped with a horizontal concrete beam above the water, to support the pier and pier platform, forming the letter T (the caps are between 3 feet long and 7 feet long as shown on Exhibits No. 2-3). The new dock system will be comprised of wood and composite material, foam, and concrete. Water coverage from the proposed dock float will be increased from 502 sq. ft to 530 sq. ft. (an increase of 28 square feet); however, overall water coverage from the dock system will be reduced from 979 sf. to 958 sf. (a decrease of 21 sq. ft.). In addition, fill will be decreased by 5.4 sq. ft. from the decrease in the number of piles. The existing dock float extends bayward past the U. S. Pierhead Line and the proposed dock float will extend the same distance with no further bayward encroachment, consistent with the City of Newport Beach Harbor Permit Policy. This situation is similar to the docks in the adjacent area and is consistent with past Commission actions in Newport Harbor.

The Newport Beach Municipal Code states piers or floats may not extend beyond the U.S. Pierhead line unless approved under Council Policy H-1 by the City's Harbor Commission. This policy allows the Harbor Commission to grant exceptions as to how far a float may extend beyond the U.S. Pierhead line. Since the proposed dock float extends past the U.S. Pierhead line, the project was heard by the City's Harbor Commission on July 24, 2019 and was approved. The Harbor Commission approved the project with findings that the project design conformed with the City's design criteria; its design would not result in any encroachment onto adjacent property by the vessels proposed to be docked onsite; the proposed project does not result in a larger dock; and the dock float extends 15-ft beyond the U.S. Pierhead line similar to the existing dock.