



RESIDENTIAL DOCK RECONFIGURATIONS AT 20 BEACON BAY

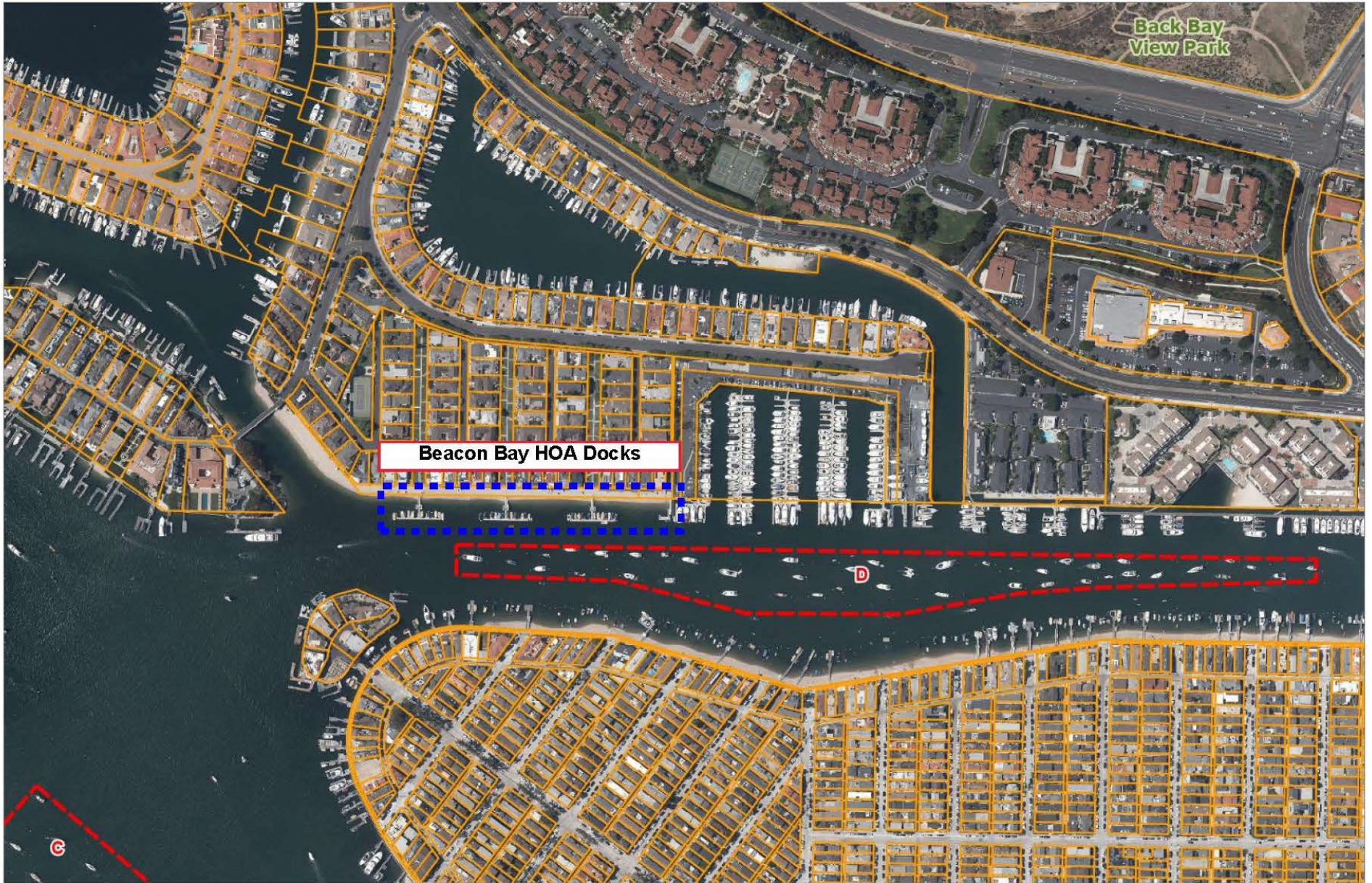
(BEACON BAY HOMEOWNER ASSOCIATION DOCK SYSTEMS)

Harbor Commission

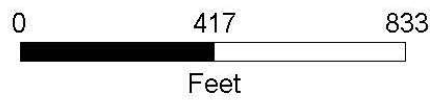
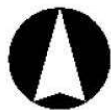
July 10, 2024



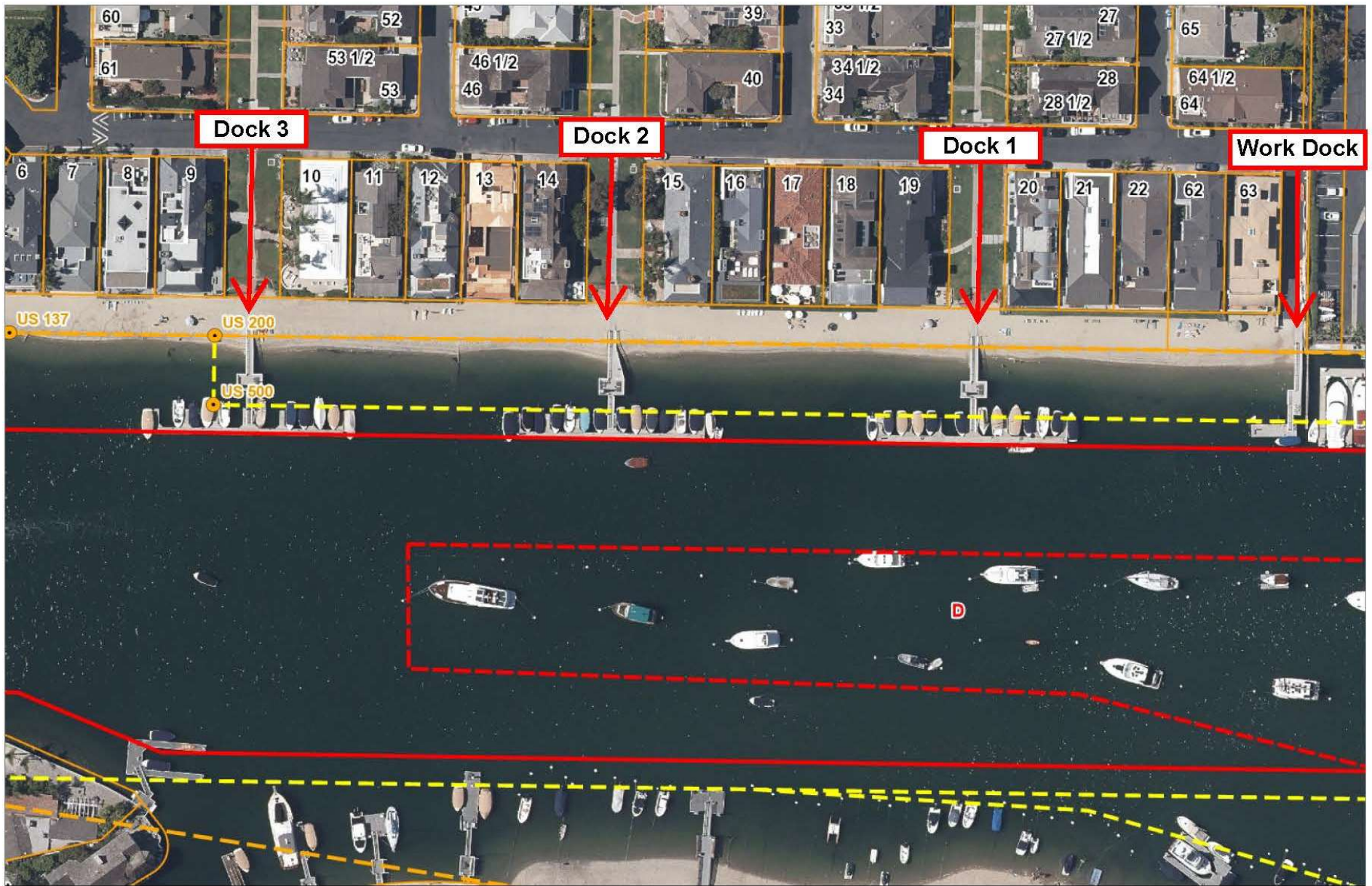
AERIAL PHOTOS



NBGiS
NEWPORT BEACH



Disclaimer:
Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.



NBGiS
NEWPORT BEACH

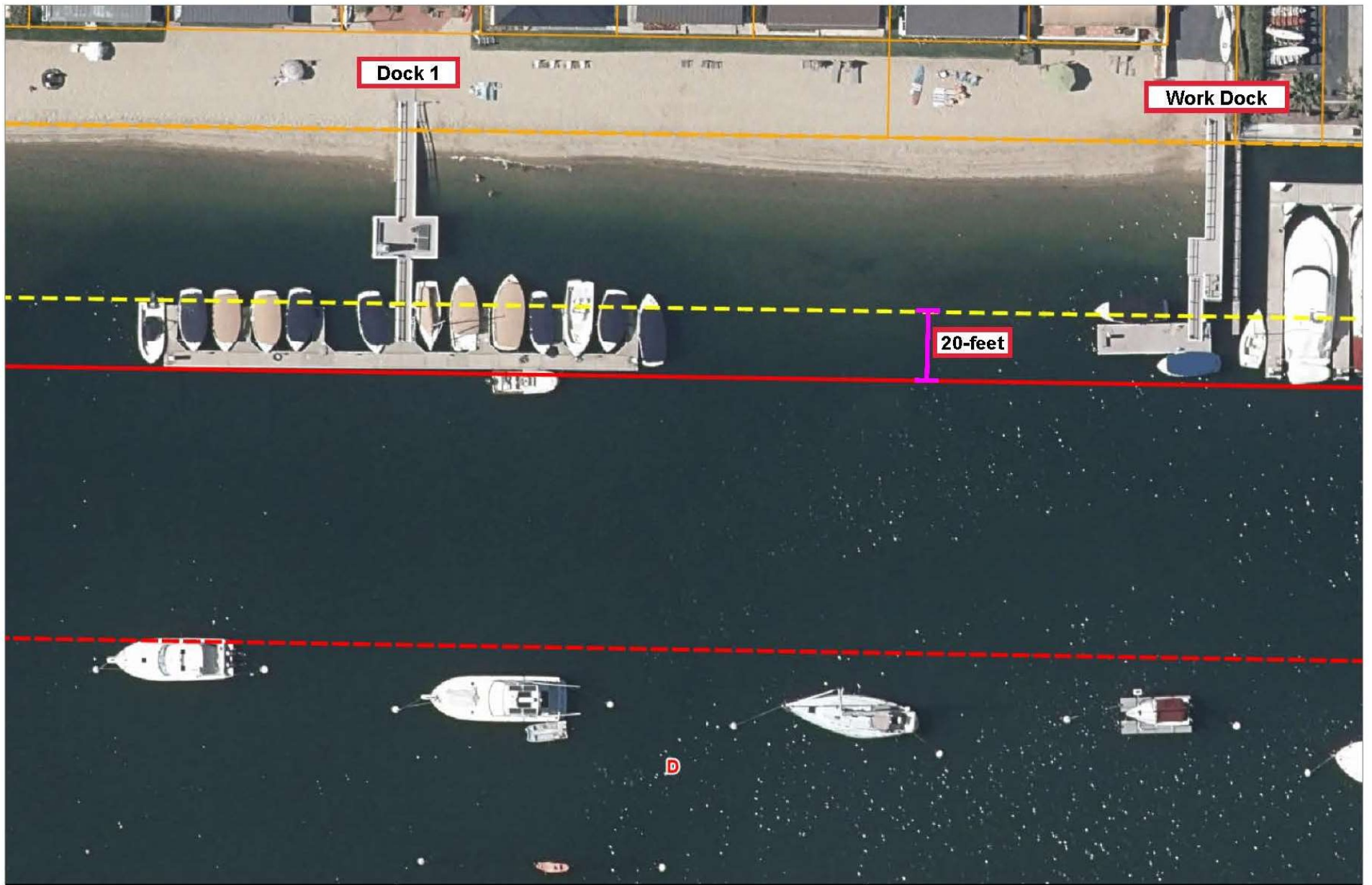


0 100 200
Feet

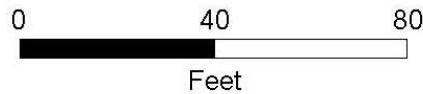
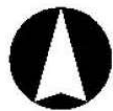
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6/24/2024

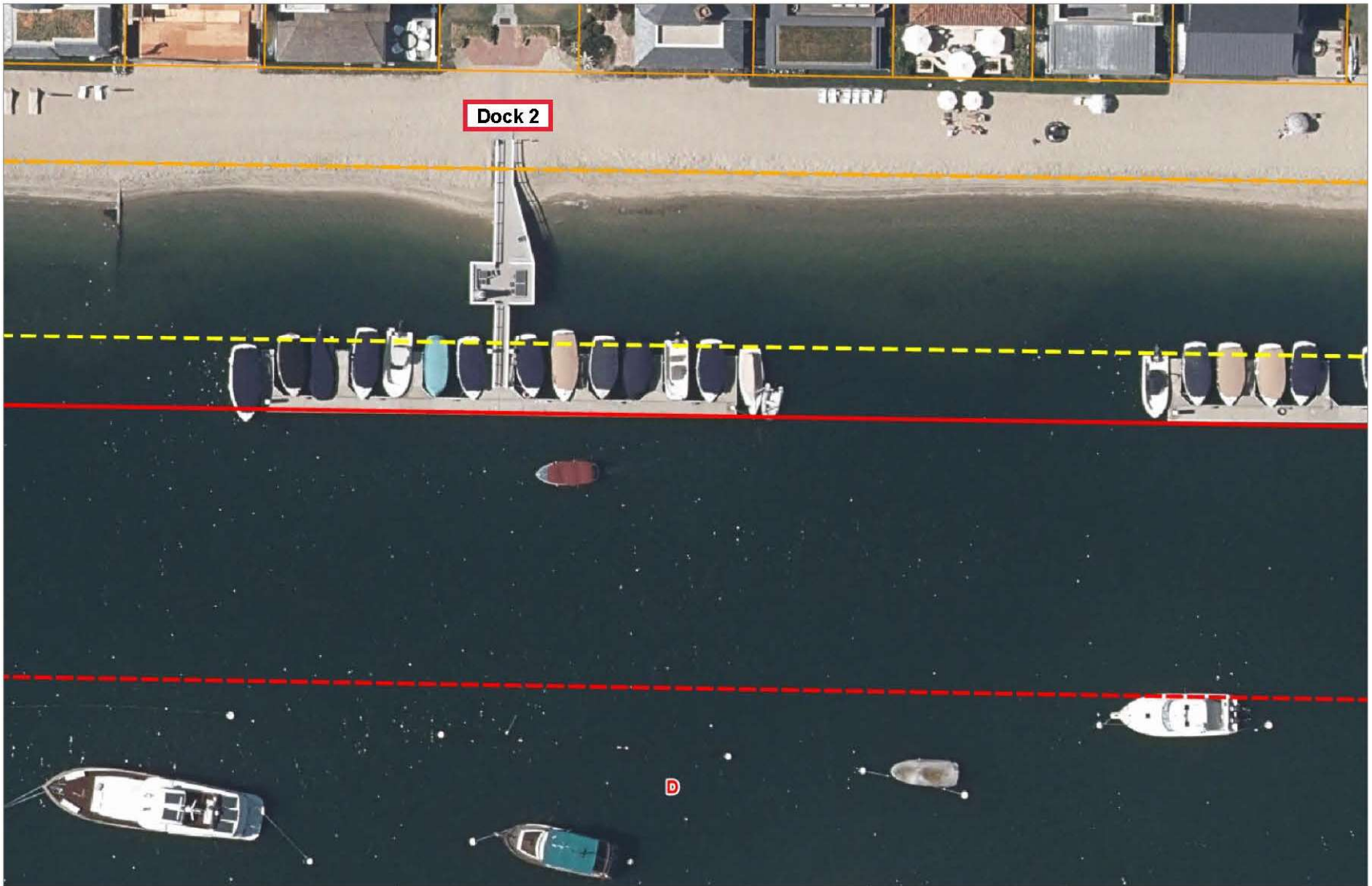


NBGiS
NEWPORT BEACH



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6/24/2024



NBGiS
NEWPORT BEACH



0 40 80
Feet

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6/24/2024



Dock 3

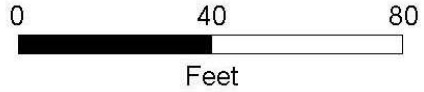
US 200

US 600

D



NBGiS
NEWPORT BEACH



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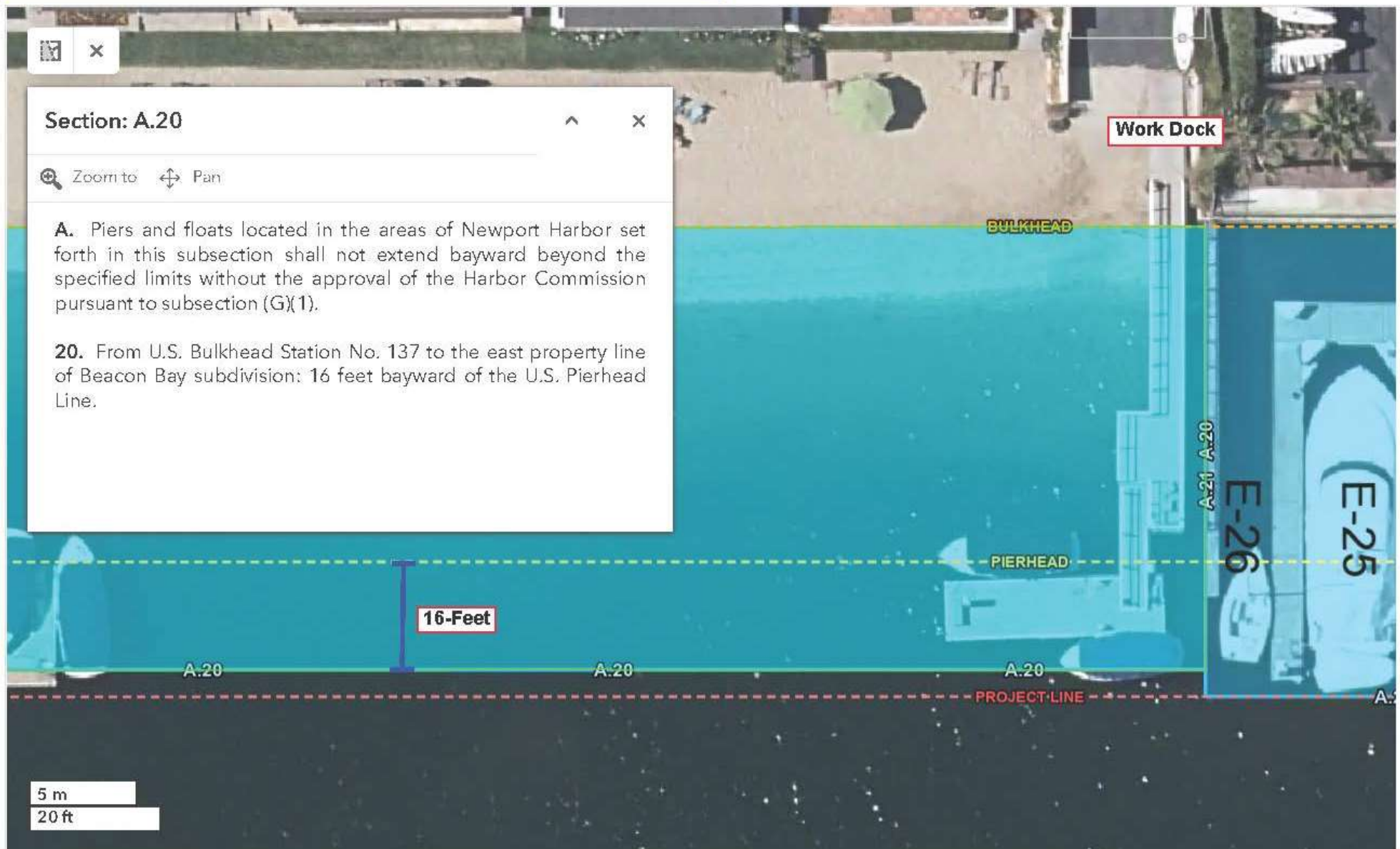
6/24/2024



FLOAT LIMIT LINE

Newport Harbor

Bayward Location of Piers and Floats and Balboa Island Noncommercial Piers

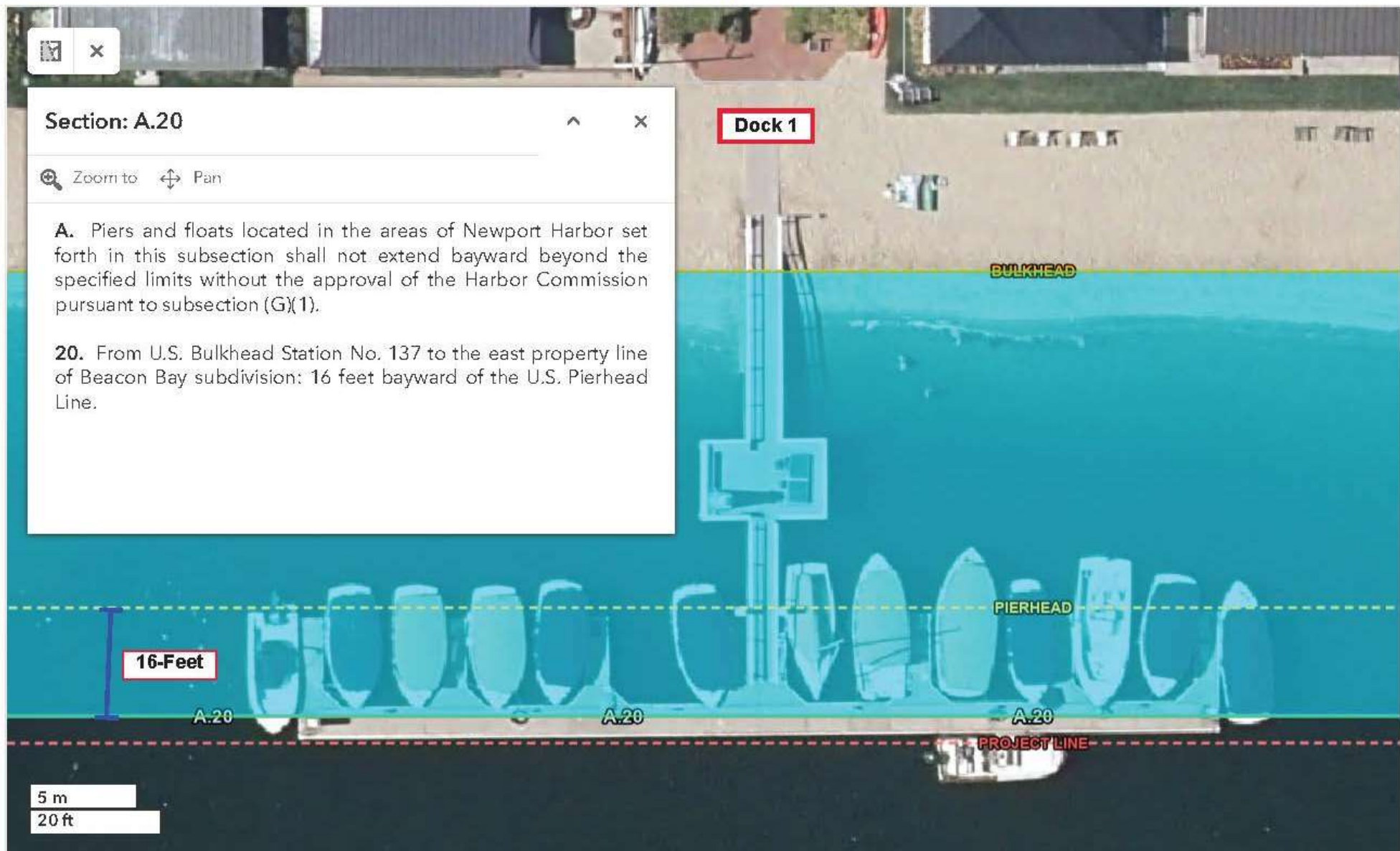


Map

Municipal Code

Newport Harbor

Bayward Location of Piers and Floats and Balboa Island Noncommercial Piers

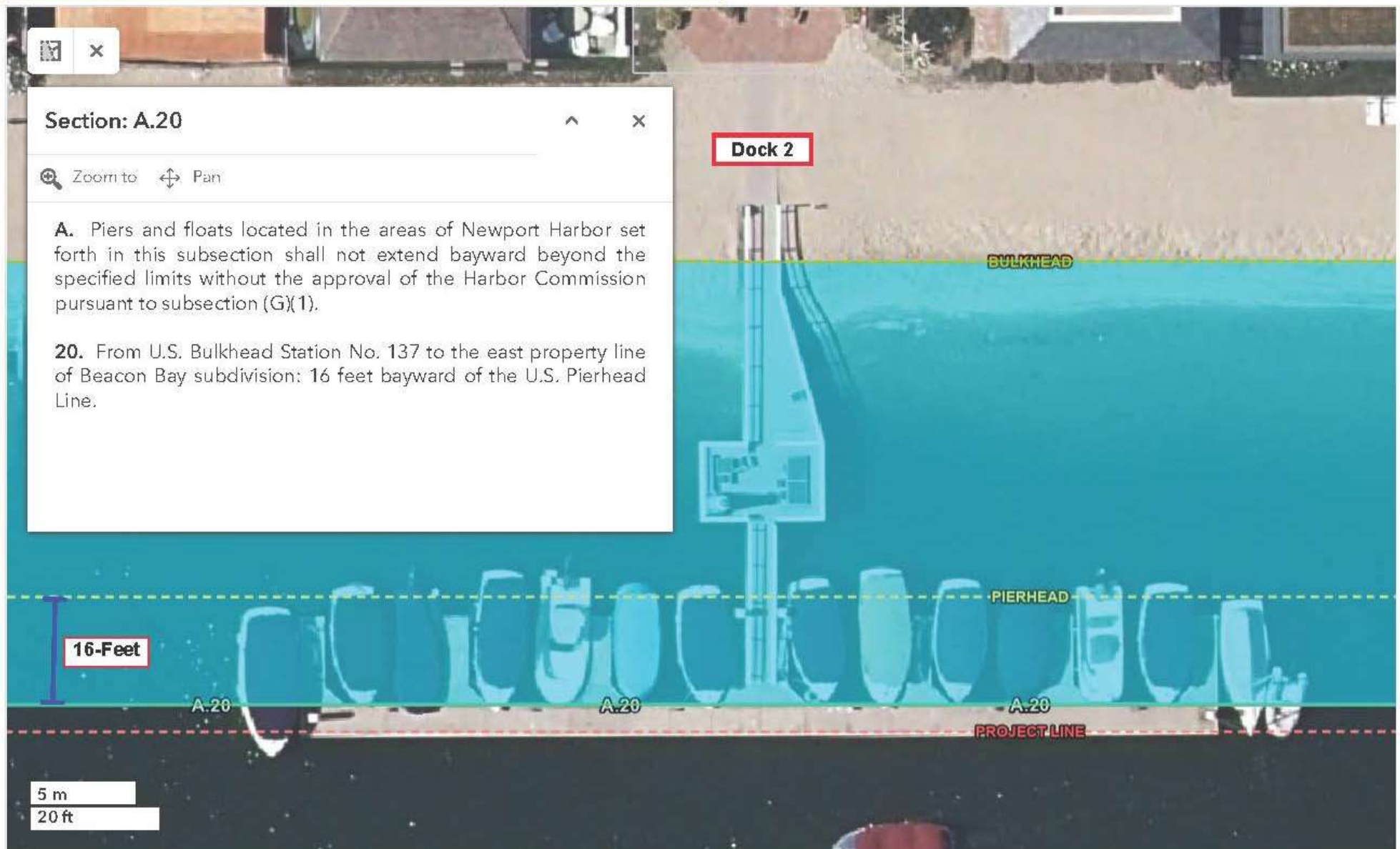


Map

Municipal Code

Newport Harbor

Bayward Location of Piers and Floats and Balboa Island Noncommercial Piers

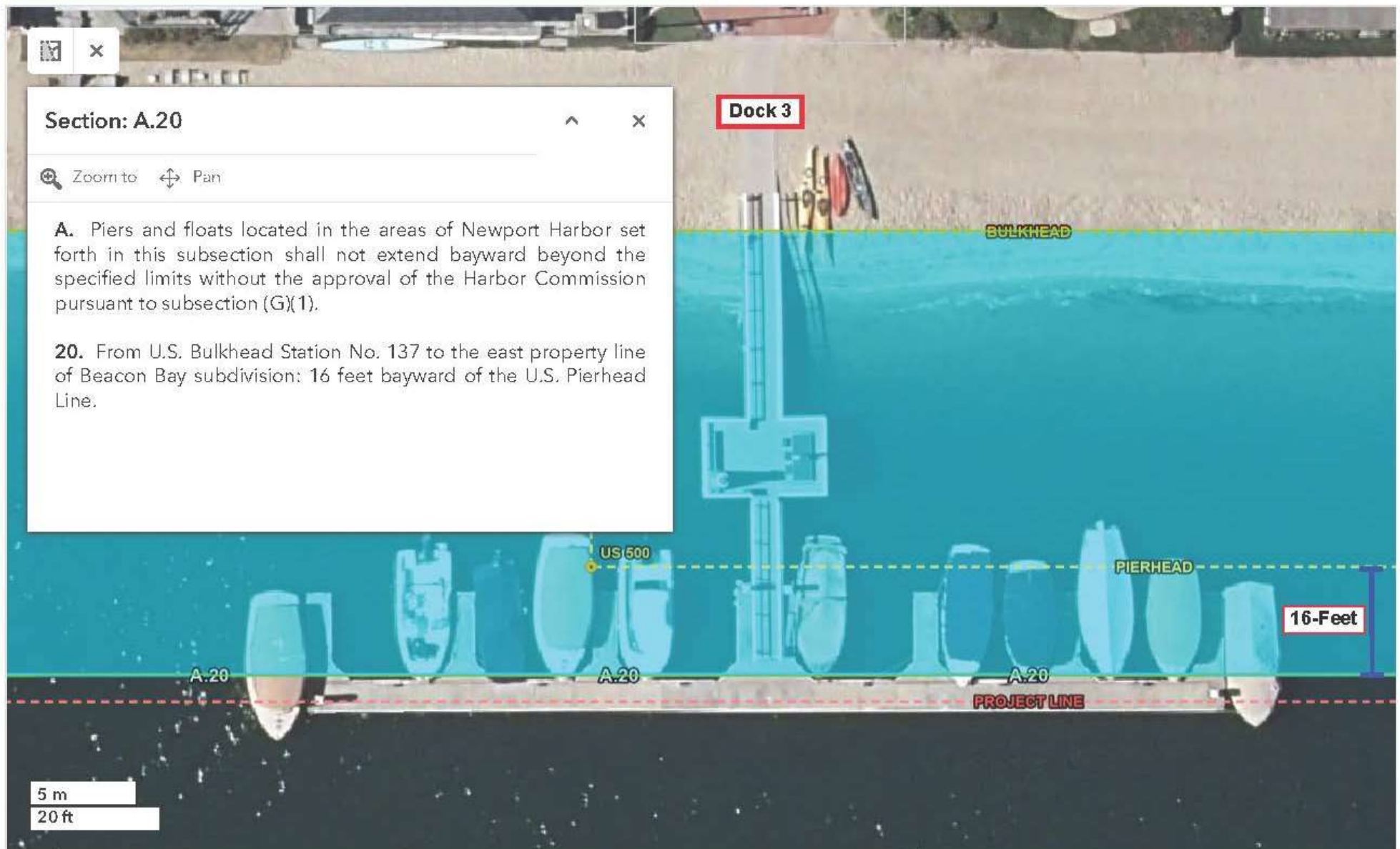


Map

Municipal Code

Newport Harbor

Bayward Location of Piers and Floats and Balboa Island Noncommercial Piers

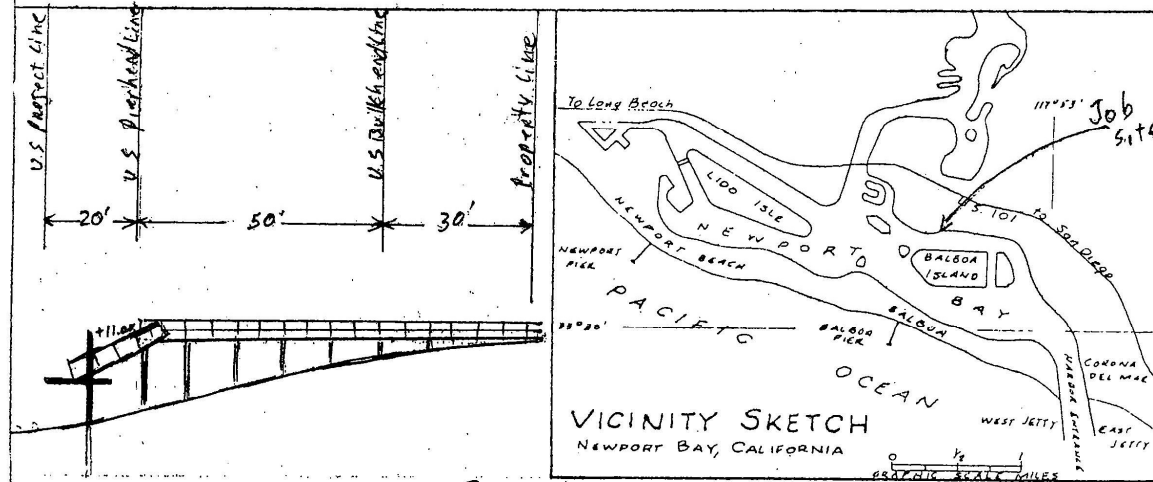


Map

Municipal Code

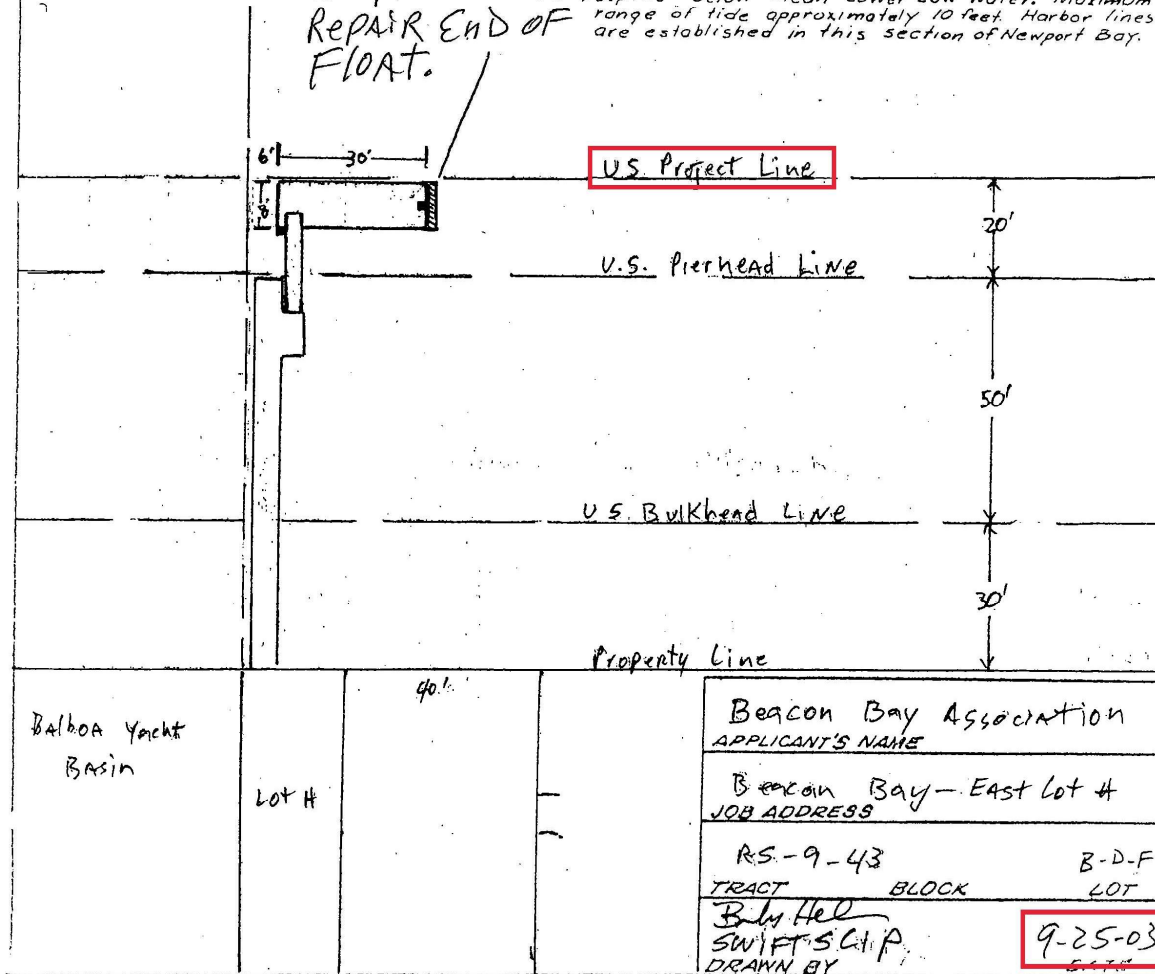


PRIOR APPROVALS



SCOPE OF WORK
REPAIR END OF
FLOAT.

Soundings are expressed in feet and denote depths below Mean Lower Low Water. Maximum range of tide approximately 10 feet. Harbor lines are established in this section of Newport Bay.



Beacon Bay Association
APPLICANT'S NAME

Beacon Bay - East Lot #
JOB ADDRESS

RS-9-43 B-D-F
TRACT BLOCK LOT

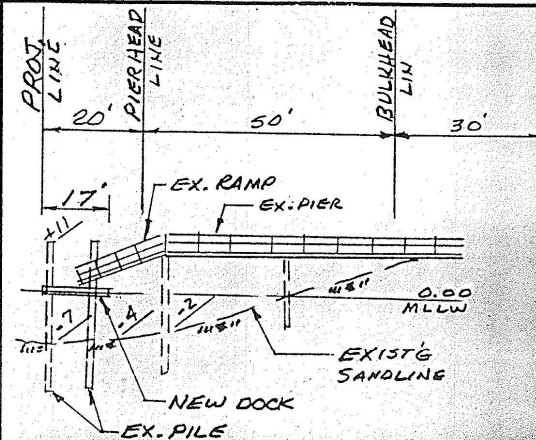
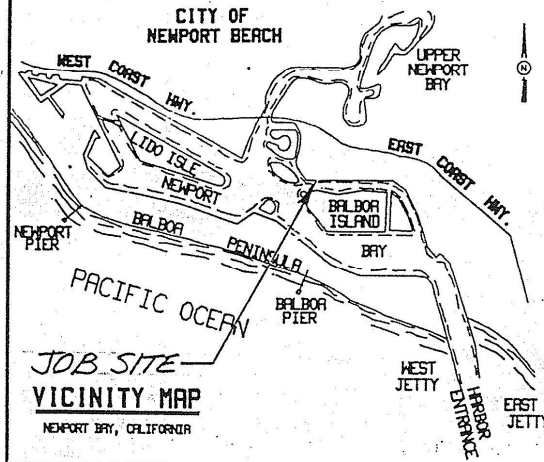
B. M. Hill
SWIFT'S CLIP
DRAWN BY

9-25-03



200-59

CITY OF NEWPORT BEACH



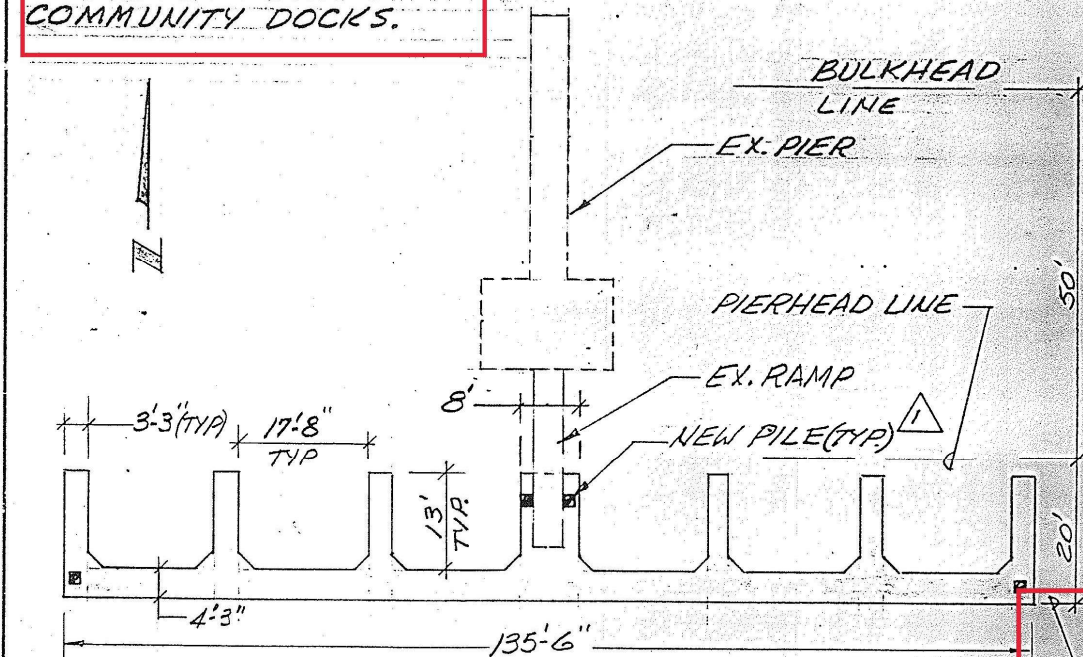
PROFILE 1" = 30'

SOUNDINGS ARE EXPRESSED IN FEET AND DENOTE ELEVATIONS BASED ON MEAN LOWER LOW WATER.

REVISIONS

1 EX. PILE TO NEW PILE

NOTE:
THIS LAYOUT IS TYPICAL.
REPLACE ALL THREE
COMMUNITY DOCKS.



KNISS & ASSOC.
(714) 733-8430

SHEET 1 OF 2

PROTECT LINE

PLAN VIEW 1" = 20'

APPLICANT'S NAME: BEACON BAY COMM. ASSOC.

JOB ADDRESS: 70 BEACON BAY

DATE: 1/16/96



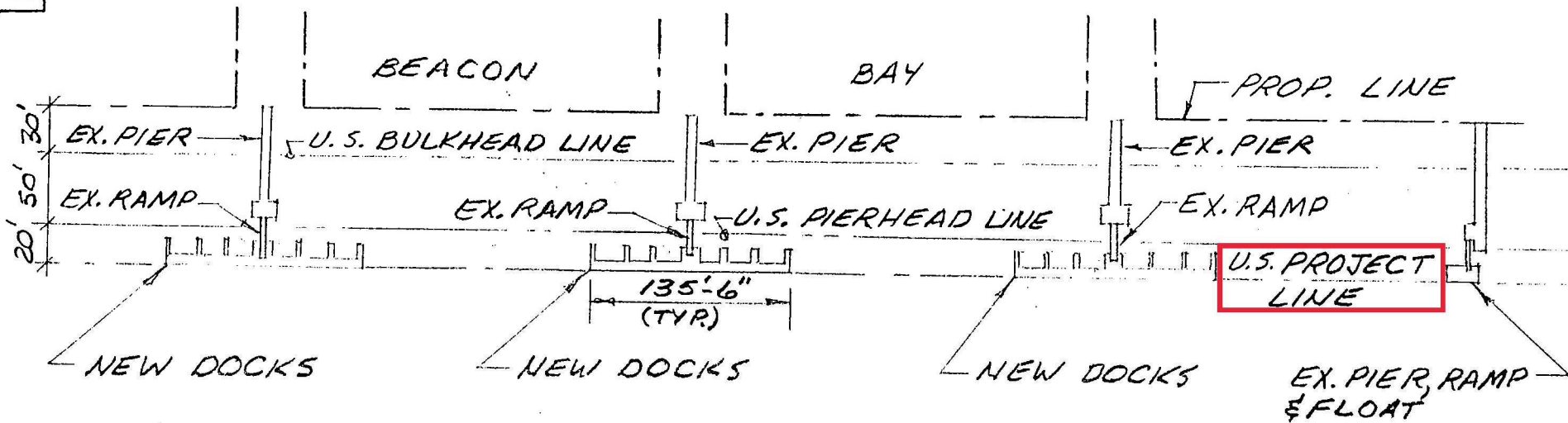
BEACON BAY COMMUNITY ASSOC.

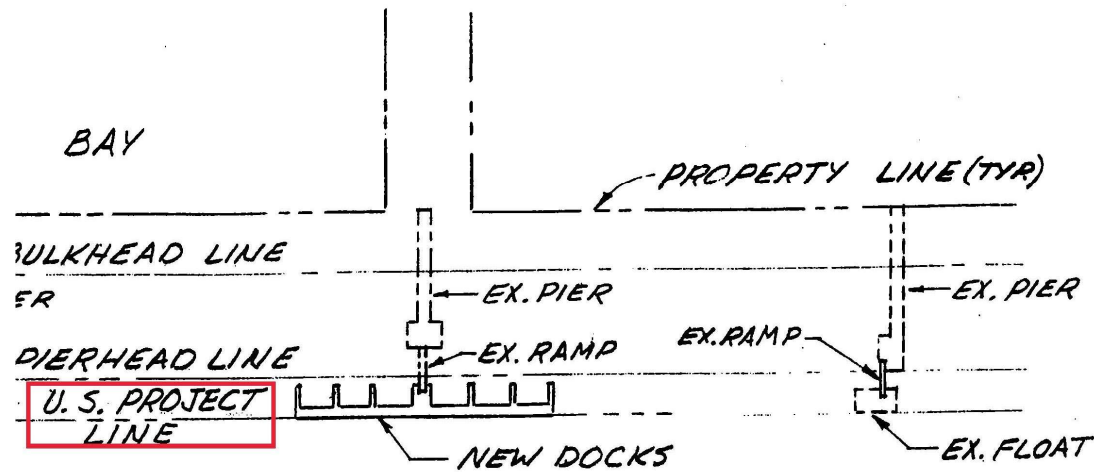
70 BEACON BAY

11/16/96

KNISS & ASSOC.
(714) 733-8430

SHEET 2 OF 2





CHANNEL

REVIEWED BY PUBLIC WORKS DEPARTMENT

NO EXCEPTIONS TAKEN

BY

[Signature]

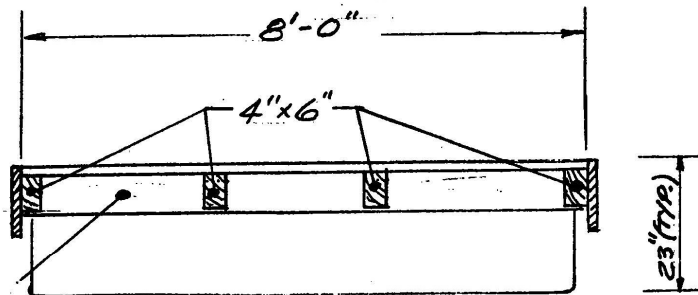
DATE

5/20/96

WORK SHALL BE DONE IN ACCORDANCE WITH THE
STANDARD SPECIFICATIONS FOR PUBLIC WORKS
CONSTRUCTION AND IS SUBJECT TO CITY INSPECTION.

*The Mayor's Permit for this facility
shall be conditioned to allow berthing
of 14 - 20 foot max. length vessels.*

AM FILLED
POLYETHYLENE
MOON (TYP.)
BLOCKING
16" DIAGONAL
BRACING (TYP.)

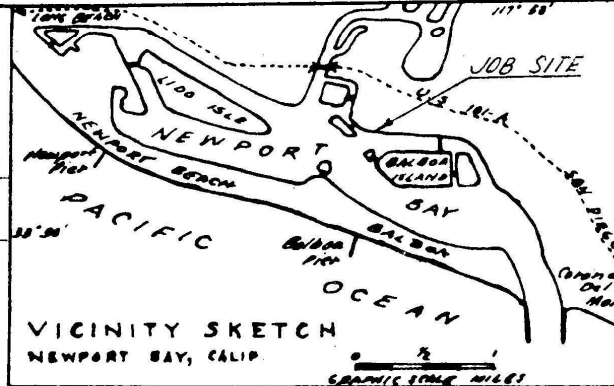
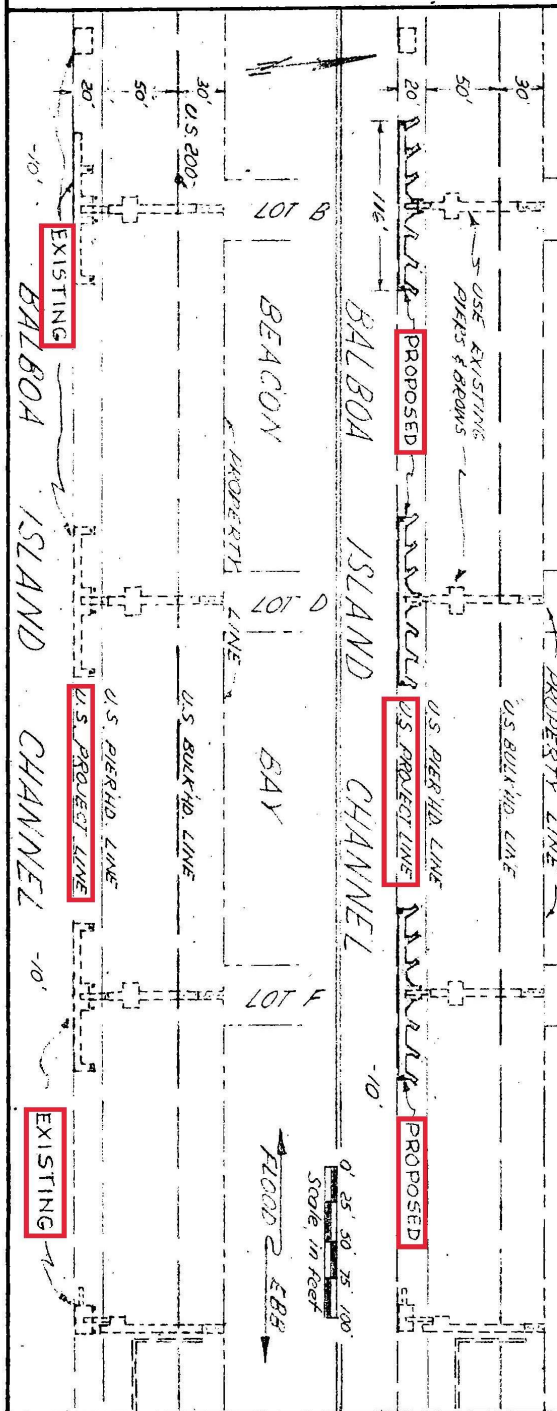


8' X-SECTION

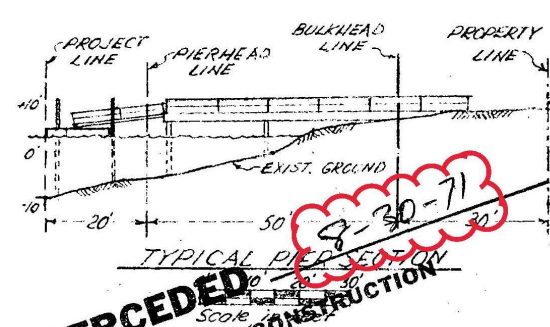


Sheet 1 of 2

200-059



SOUNDINGS ARE EXPRESSED IN FEET, AND DEATHS REMAIN BELOW MEAN LOWER LOW WATER. MAXIMUM RANGE OF TIDE APPROXIMATELY 10 FEET. HARBOR LINE ARE ESTABLISHED IN THIS PORTION OF NEWPORT BAY HARBOR.



SUPERCEDED
REVISION/NEW CONSTRUCTION

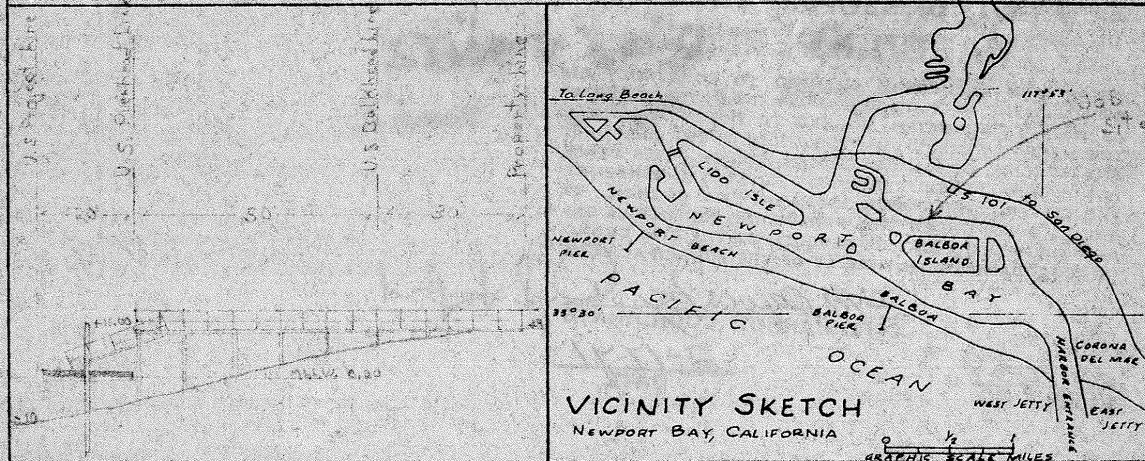
Reg. Fee 19 @ 24.50
Use Fee 374 @ 187.50
211.50

NOTE: Revision to be in landings only. Use existing Brooms & Piers. No dredging necessary for new units. Existing piling to be removed & new piles installed.

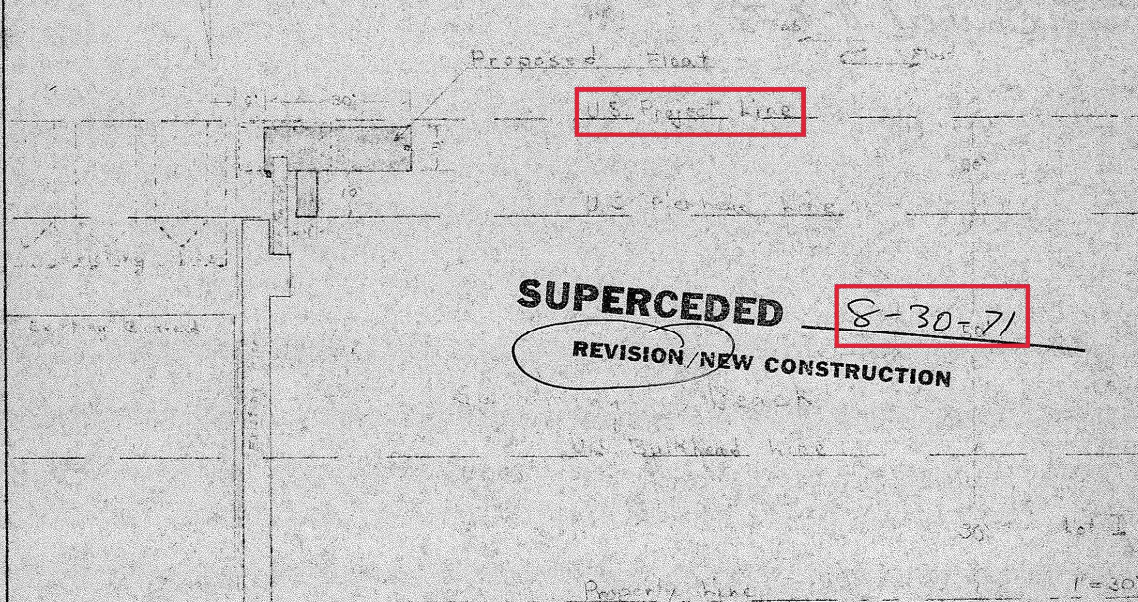
DATE: 11.11.11
PROPOSED LANDING REVISION
BEACON BAY ASSOCIATION
NOBLE HARBOR ENGINEERING
1730 N. COAST HWY.
NEWPORT BEACH, CAL., 92656
APPLICATION BY: GILLIST & DORBY
General Contractors Lic. # 18234
JOB NO. 146 MAPS NO. 225, 10, 17, 14



CITY OF NEWPORT BEACH HARBOR APPLICATION NO. 200-059



Soundings are expressed in feet and denote depths below mean lower low water. Maximum range of tide approximately 10 feet. Harbor lines are established in this section of Newport Bay.



SUPERCEDED

REVISION/NEW CONSTRUCTION

8-30-71

Beacon Bay Association
APPLICANT'S NAME

Beacon Bay - East Side
JOB ADDRESS

RS-9-43
TRACT BLOCK LOT

Gills & Derby
DRAWN BY DATE



**CITY OF NEWPORT BEACH
HARBOR PERMIT**

PERMISSION IS HEREBY GRANTED TO CONSTRUCT AND MAINTAIN THE FACILITY SHOWN ON THE REVERSE HEREOF AT THE SITE INDICATED, SUBJECT TO THE PROVISIONS OF THE HARBOR PERMIT POLICIES OF NEWPORT BEACH AND ANY SPECIAL CONDITIONS LISTED HEREON. THIS PERMIT IS NOT TRANSFERABLE WITHOUT THE WRITTEN CONSENT OF THE CITY HARBOR COORDINATOR OR CITY COUNCIL. THE RIGHTS GIVEN UNDER THIS PERMIT ARE PERMISSIVE ONLY AND THIS PERMIT MAY BE REVOKED BY THE CITY COUNCIL IN ACCORDANCE WITH TITLE 17 OF THE MUNICIPAL CODE.

G.M. Dawes by
CITY HARBOR COORDINATOR

200-059
PERMIT NO.

2-17-71
DATE

SPECIAL CONDITIONS:

Corps of Engineers Permit *11-24-70*

Orange County Permit

Other: *Council 11-9-70*



Sheet 2 of 2 200-059

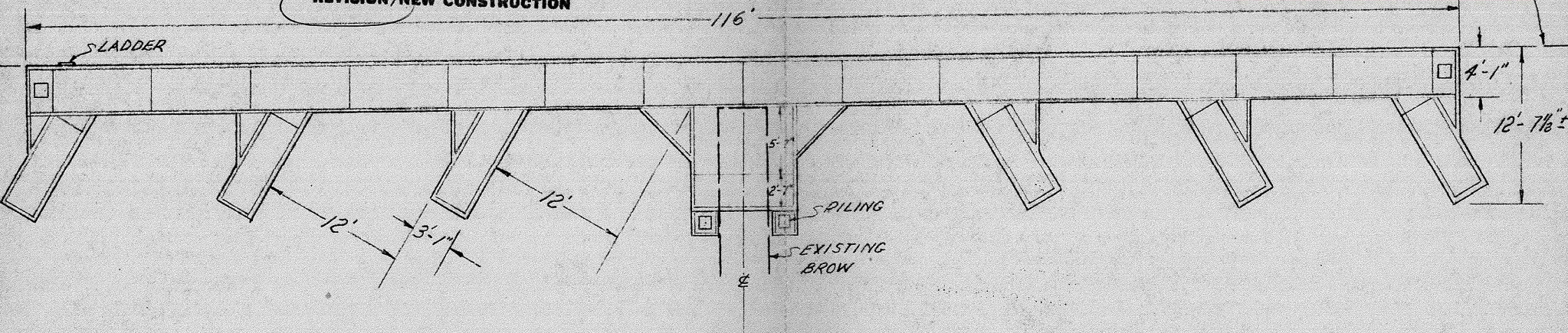
BALBOA ISLAND CHANNEL

SUPERCEDED

8-30-71

REVISION/NEW CONSTRUCTION

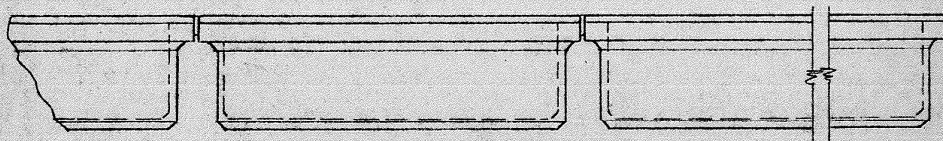
U.S. PROJECT LINE



TYPICAL PROPOSED LANDING

(ALL THREE IDENTICAL)

1/8" = 1'-0"



ASSEMBLY ELEVATION

3/8" = 1'-0"

APPROVED:

R. J. Briscoe
CHIEF, NEWPORT BEACH FIRE DEPT.

NOTE: Proposed installations
to use existing brows &
pier.
No dredging necessary.

PROPOSED LANDING REVISION
BEACON BAY ASSOCIATION

MORGAN NOBLE ENGINEERING
1730 W. COAST HIGHWAY, NEWPORT BEACH
MIDWAY 6-5086, INDEX #225, JOB #149, 10-17-61

APPLICATION BY: G. H. S. & Derby
G.C. License # 18634

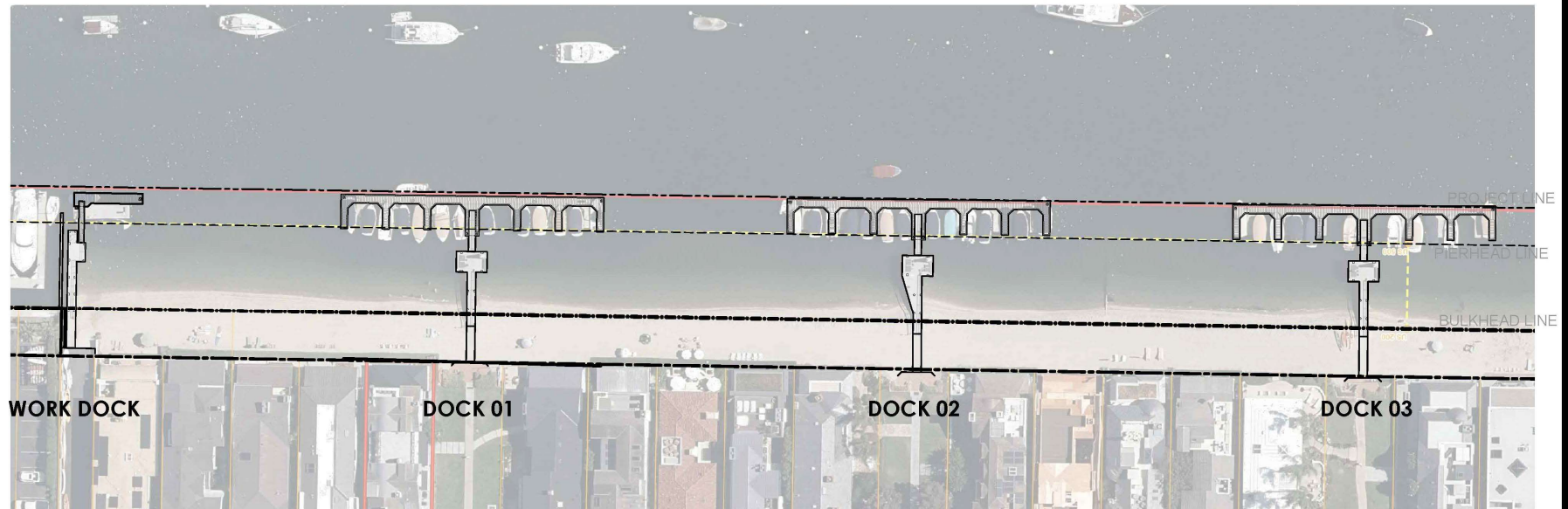
A-1251



EXISTING & PROPOSED CONFIGURATIONS

PROPOSED

| | | | | | | | |
|------------------------|---------------------------|----------------------|-----------------------------|----------------------|-----------------------------|----------------------|-----------------------------|
| WORK DOCK AREA: | | DOCK 1 AREA: | | DOCK 2 AREA: | | DOCK 3 AREA: | |
| TOTAL AREA | 258 FT ² | TOTAL AREA | 1,266 FT ² | TOTAL AREA | 1,266 FT ² | TOTAL AREA | 1,266 FT ² |
| GANGWAY AREA: | | GANGWAY AREA: | | GANGWAY AREA: | | GANGWAY AREA: | |
| 3' X 24' | 72 FT ² | 4' X 24' | 96 FT ² | 4' X 24' | 96 FT ² | 4' X 24' | 96 FT ² |
| TOTAL | 72 FT ² | TOTAL | 96 FT ² | TOTAL | 96 FT ² | TOTAL | 96 FT ² |
| PIER AREA: | | PIER AREA: | | PIER AREA: | | PIER AREA: | |
| TOTAL AREA | 400 FT ² | TOTAL AREA | 379 FT ² | TOTAL AREA | 376 FT ² | TOTAL AREA | 376 FT ² |
| TOTAL AREA: | 730 FT² | TOTAL AREA: | 1,741 FT² | TOTAL AREA: | 1,738 FT² | TOTAL AREA: | 1,738 FT² |



OVERALL SITE LAYOUT



SWIFT SLIP DOCK & PIER BUILDERS, INC.
6351 Industry Way, Westminster, CA 92683
Phone: (949) 631-3121 Fax: (714) 509-0618

| | | | | | | | | | | | | |
|--------|-------------------------------------|--|--|--|-------|---------|----------|----------|-------------------|-------------|----|------|
| CLIENT | BEACON BAY H.O.A. | | | | RO | -- | 2.0 | 06/20/24 | AMENDMENTS | | | |
| | | | | | DRAWN | CHECKED | REVISION | DATE | REV | DESCRIPTION | BY | DATE |
| SITE | BEACON BAY, NEWPORT BEACH, CA 92660 | | | | | | | | | | | |
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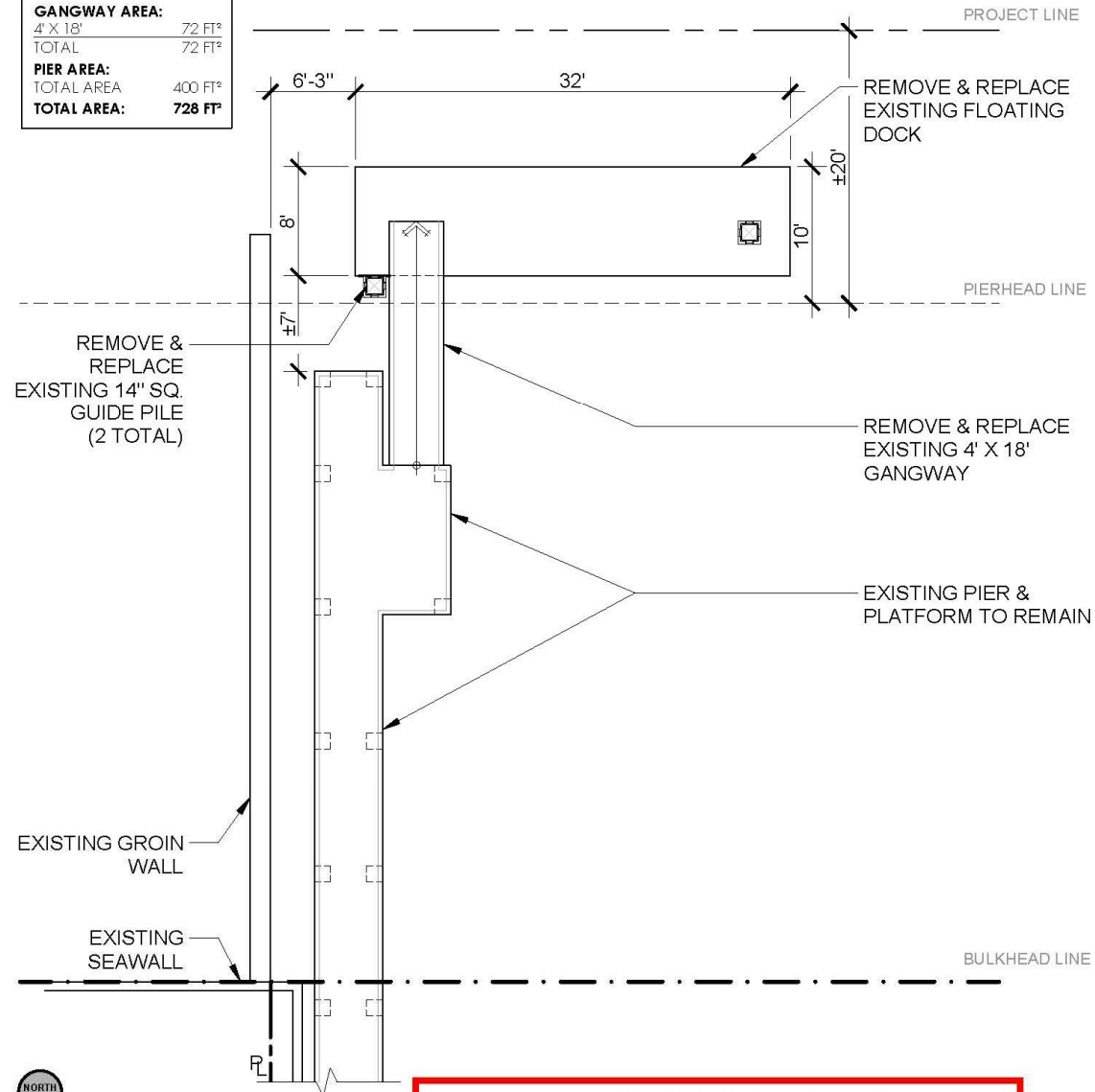


SWIFT SLIP DOCK & PIER BUILDERS, INC.

6351 Industry Way, Westminster, CA 92683
Phone: (949) 631-3121
Fax: (714) 509-0618
www.swiftslipdocks.com

| | | | | | | | | | |
|---|-------------------|-------------|---------|-----------------|------------------|------------|-------------|----|------|
| CLIENT | BEACON BAY H.O.A. | RO DRAWN | CHECKED | 1.0 REVISION | 06/20/24 DATE | AMENDMENTS | | | |
| SITE BEACON BAY, NEWPORT BEACH, CA 92660 | | | | | | REV | DESCRIPTION | BY | DATE |
| | | | | | | | | | |
| | | | | | | | | | |

| | |
|----------------------|---------------------------|
| DOCK AREA: | |
| TOTAL AREA | 256 FT ² |
| GANGWAY AREA: | |
| 4' X 18' | 72 FT ² |
| TOTAL | 72 FT ² |
| PIER AREA: | |
| TOTAL AREA | 400 FT ² |
| TOTAL AREA: | 728 FT² |



EXISTING WORK DOCK

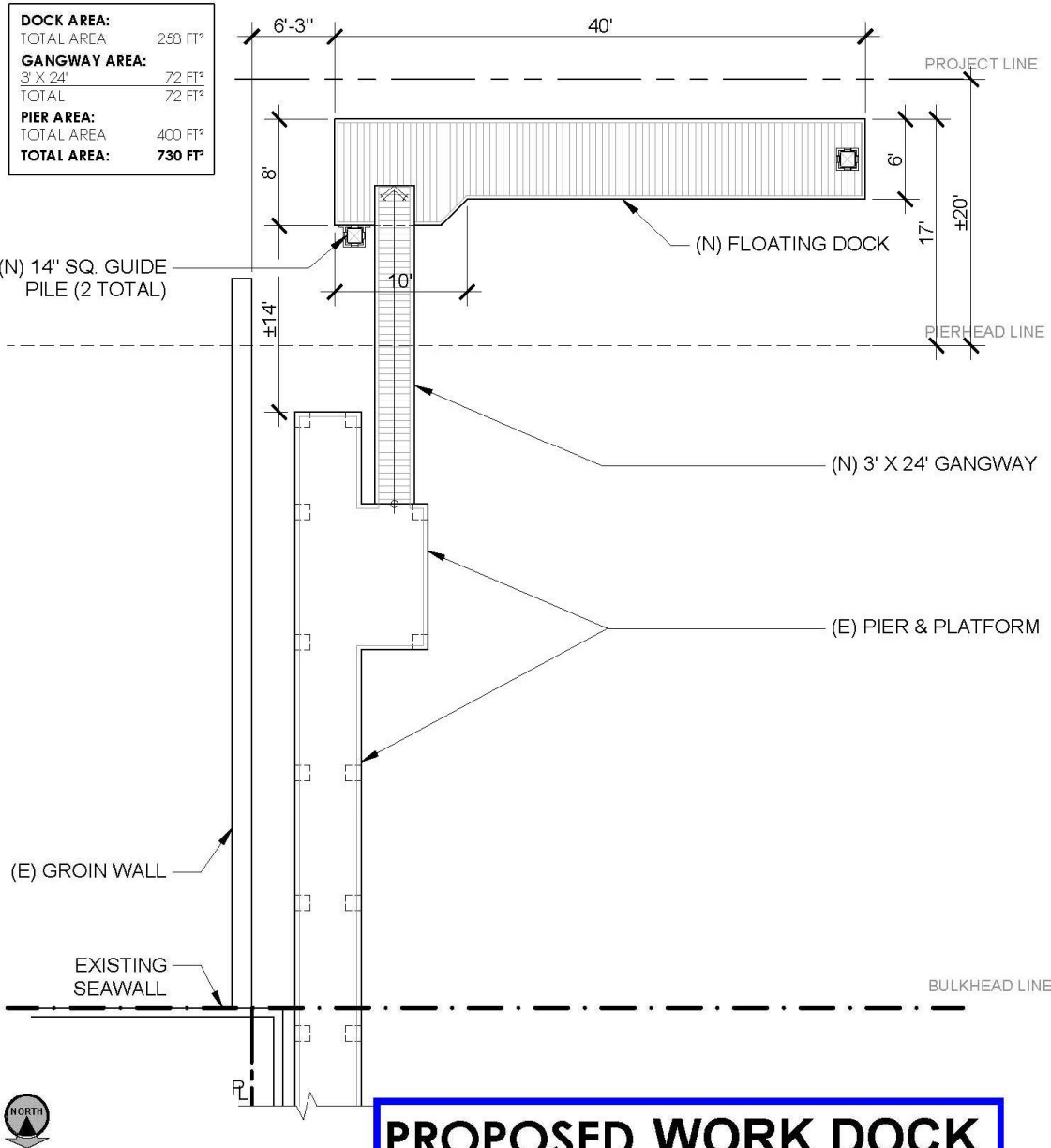




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| | | | | | | | | | |
|---|-------------------|-------------|---------|-----------------|------------------|------------|-------------|----|------|
| CLIENT | BEACON BAY H.O.A. | RO DRAWN | CHECKED | 1.0 REVISION | 06/20/24 DATE | AMENDMENTS | | | |
| SITE BEACON BAY, NEWPORT BEACH, CA 92660 | | | | | | REV | DESCRIPTION | BY | DATE |
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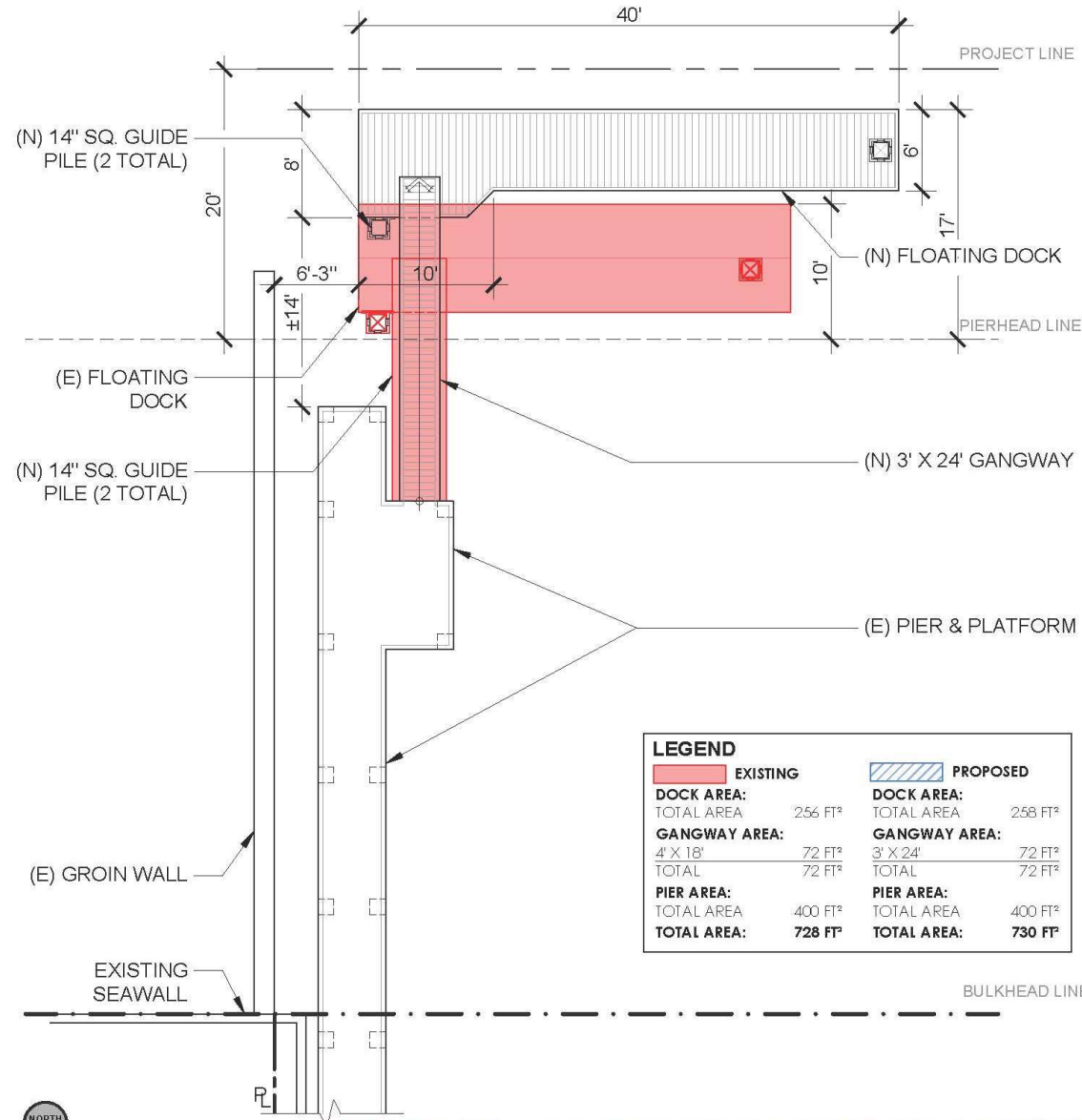




SWIFT SLIP DOCK & PIER BUILDERS, INC.

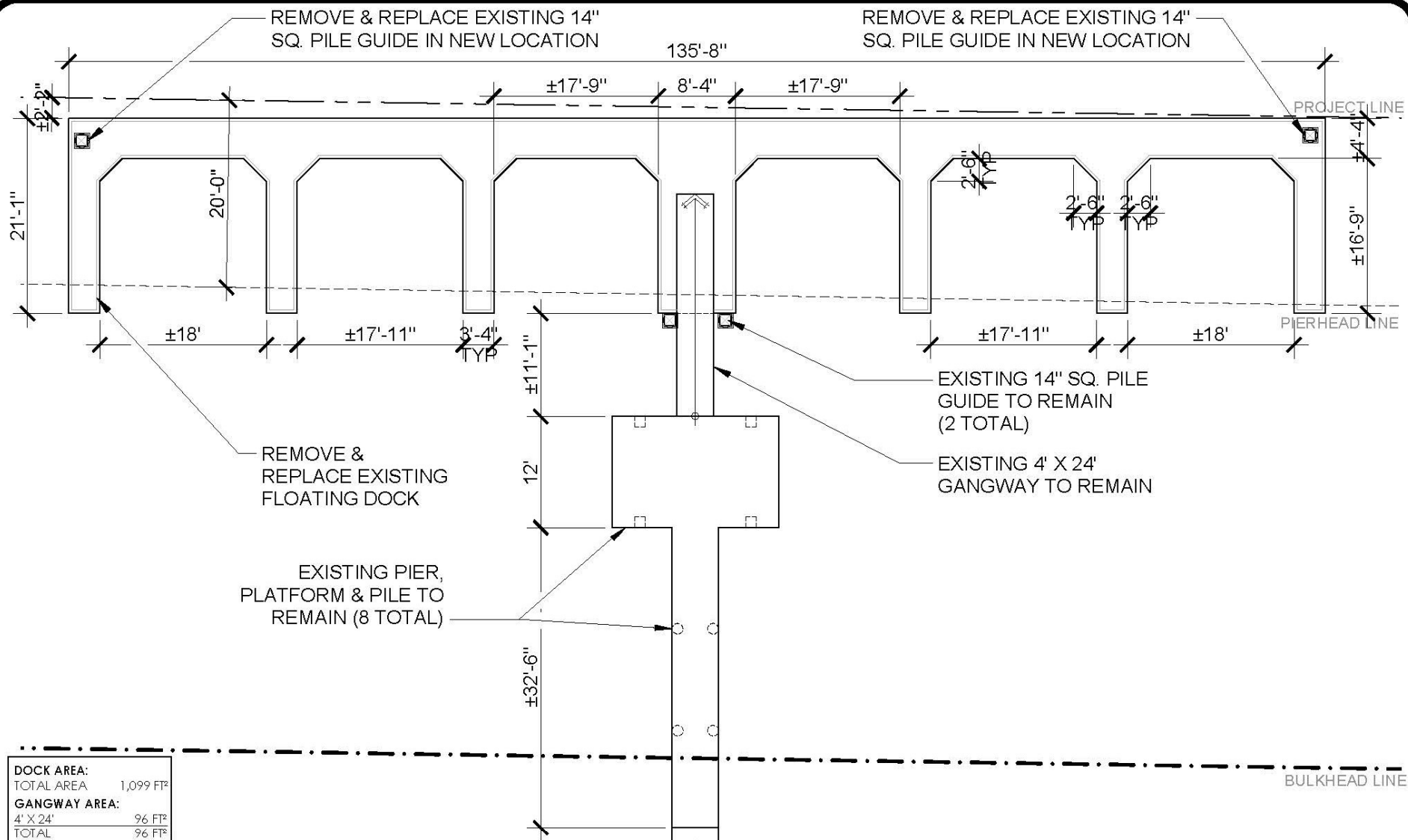
6351 Industry Way, Westminster, CA 92683
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 Fax: (714) 509-0618
 www.swiftslipdocks.com

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|--------|-------------------------------------|-------------|---------|-----------------|------------------|------------|-------------|----|------|
| CLIENT | BEACON BAY H.O.A. | RO DRAWN | CHECKED | 1.0 REVISION | 06/20/24 DATE | AMENDMENTS | | | |
| SITE | BEACON BAY, NEWPORT BEACH, CA 92660 | | | | | REV | DESCRIPTION | BY | DATE |
| | | | | | | | | | |



EXISTING/PROPOSED WORK DOCK





| | |
|----------------------|-----------------------|
| DOCK AREA: | |
| TOTAL AREA | 1,099 FT ² |
| GANGWAY AREA: | |
| 4' X 24' | 96 FT ² |
| TOTAL | 96 FT ² |
| PIER AREA: | |
| TOTAL AREA | 379 FT ² |
| TOTAL AREA: | 1,574 FT ² |

EXISTING DOCK 01



SWIFT SLIP DOCK & PIER BUILDERS, INC.
 6351 Industry Way, Westminster, CA 92683
 Phone: (949) 631-3121 Fax: (714) 509-0618

CLIENT

BEACON BAY H.O.A.

SITE

BEACON BAY, NEWPORT BEACH, CA 92660

RO

DRAWN

--

CHECKED

2.0

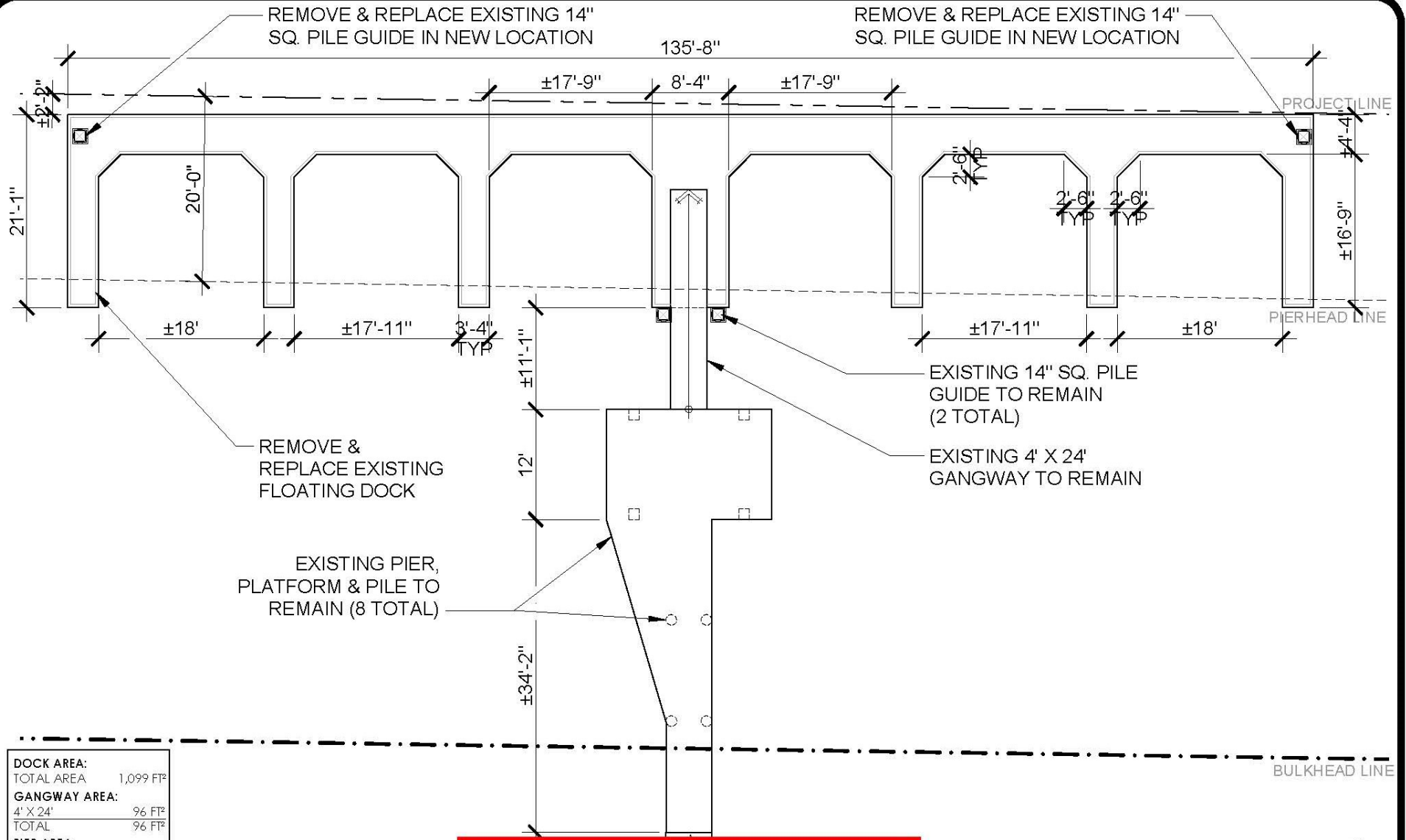
REVISION

06/20/24

DATE

AMENDMENTS

| REV | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
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| | | | |



| | |
|----------------------|-----------|
| DOCK AREA: | |
| TOTAL AREA | 1,099 FT² |
| GANGWAY AREA: | |
| 4' X 24' | 96 FT² |
| TOTAL | 96 FT² |
| PIER AREA: | |
| TOTAL AREA | 458 FT² |
| TOTAL AREA: | 1,653 FT² |

EXISTING DOCK 02



SWIFT SLIP DOCK & PIER BUILDERS, INC.
 6351 Industry Way, Westminster, CA 92683
 Phone: (949) 631-3121 Fax: (714) 509-0618

CLIENT

BEACON BAY H.O.A.

SITE

BEACON BAY, NEWPORT BEACH, CA 92660

RO

DRAWN

--

CHECKED

2.0

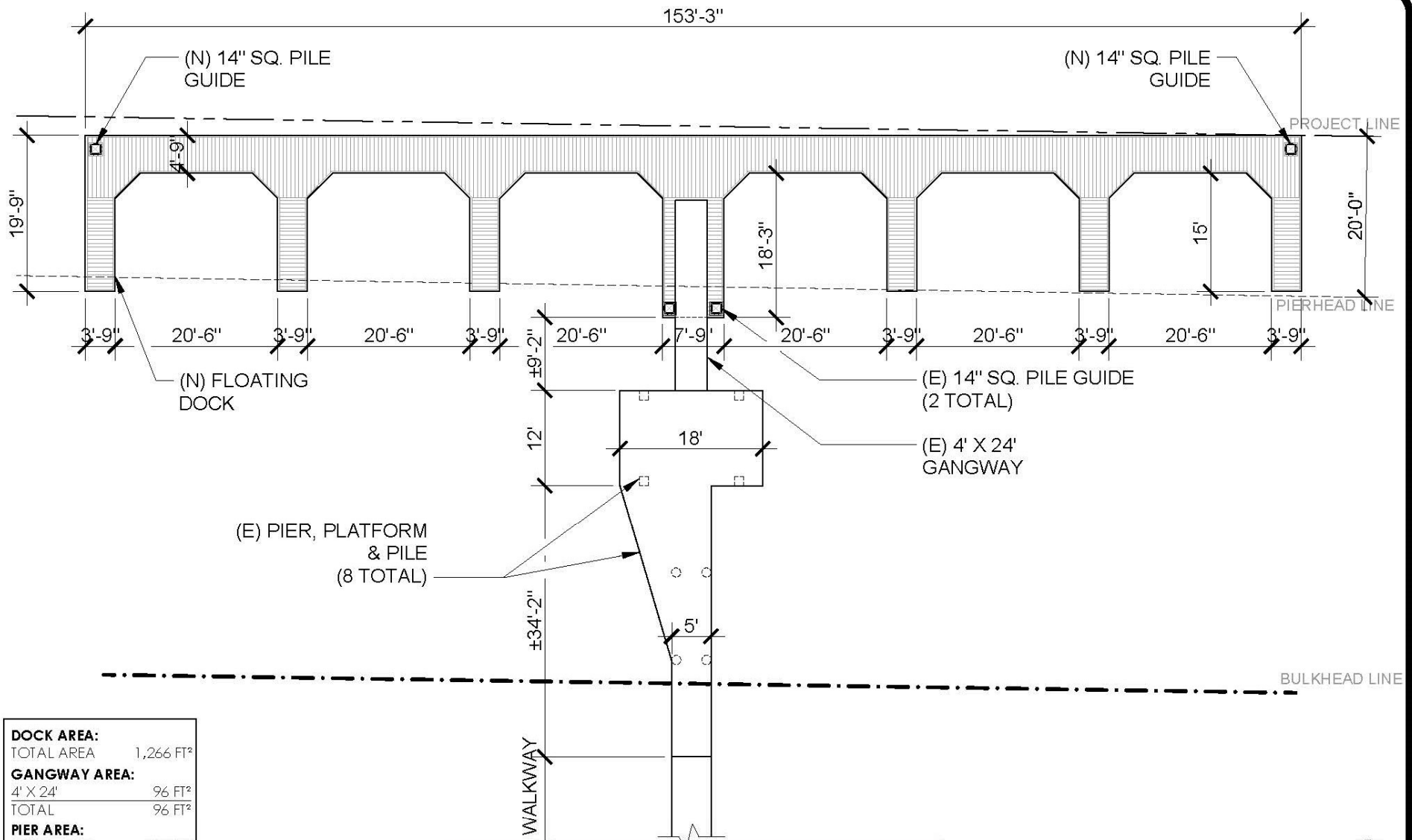
REVISION

06/20/24

DATE

AMENDMENTS

| REV | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
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| | | | |



| | |
|----------------------|-----------------------|
| DOCK AREA: | |
| TOTAL AREA | 1,266 FT ² |
| GANGWAY AREA: | |
| 4' X 24' | 96 FT ² |
| TOTAL | 96 FT ² |
| PIER AREA: | |
| TOTAL AREA | 458 FT ² |
| TOTAL AREA: | 1,820 FT ² |

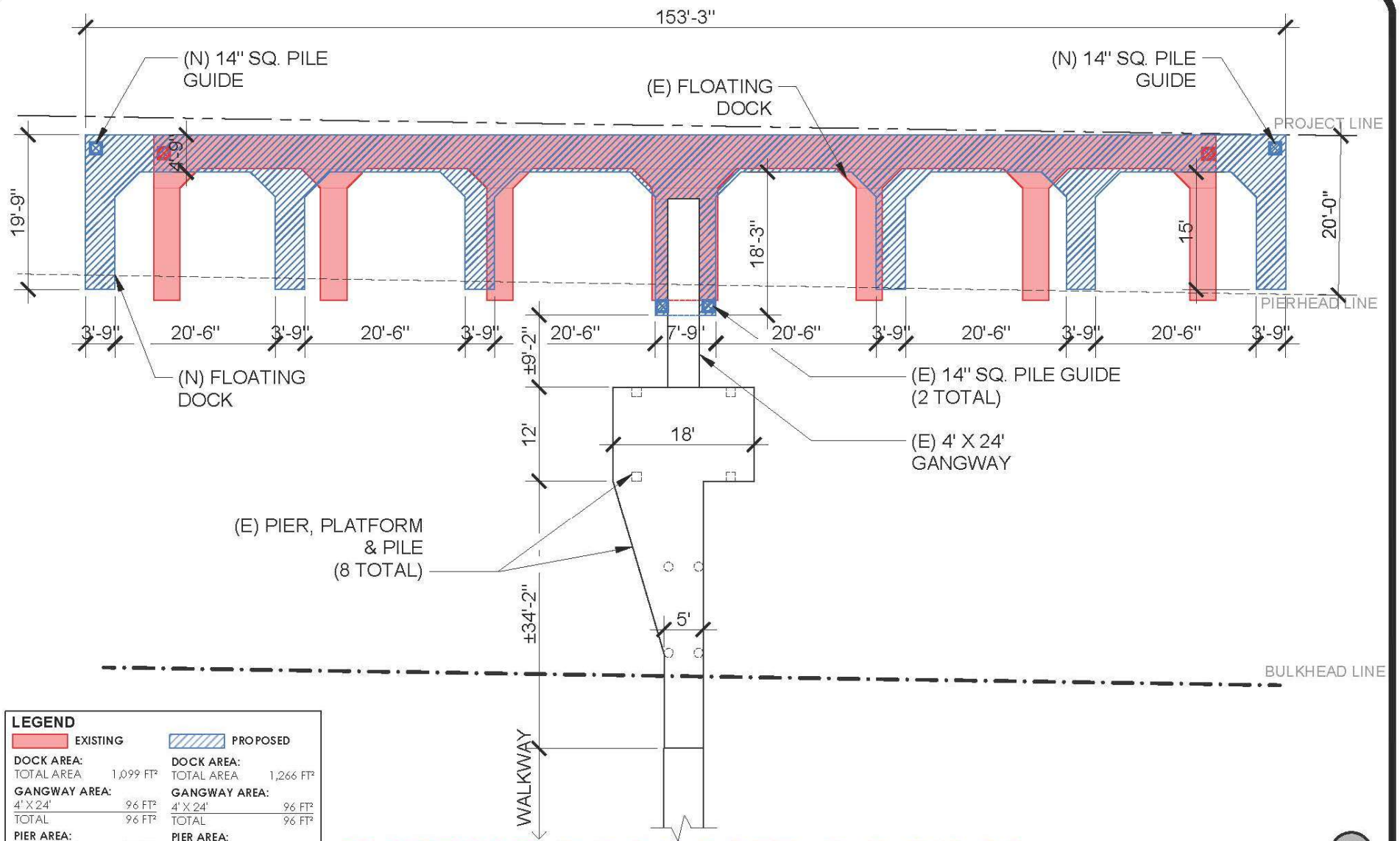
PROPOSED DOCK 02



SWIFT SLIP DOCK & PIER BUILDERS, INC.
 6351 Industry Way, Westminster, CA 92683
 Phone: (949) 631-3121 Fax: (714) 509-0618

| | | | | | |
|--------|-------------------------------------|-------|---------|----------|----------|
| CLIENT | BEACON BAY H.O.A. | RO | -- | 2.0 | 06/20/24 |
| | | DRAWN | CHECKED | REVISION | DATE |
| SITE | BEACON BAY, NEWPORT BEACH, CA 92660 | | | | |

| AMENDMENTS | | | |
|------------|-------------|----|------|
| REV | DESCRIPTION | BY | DATE |
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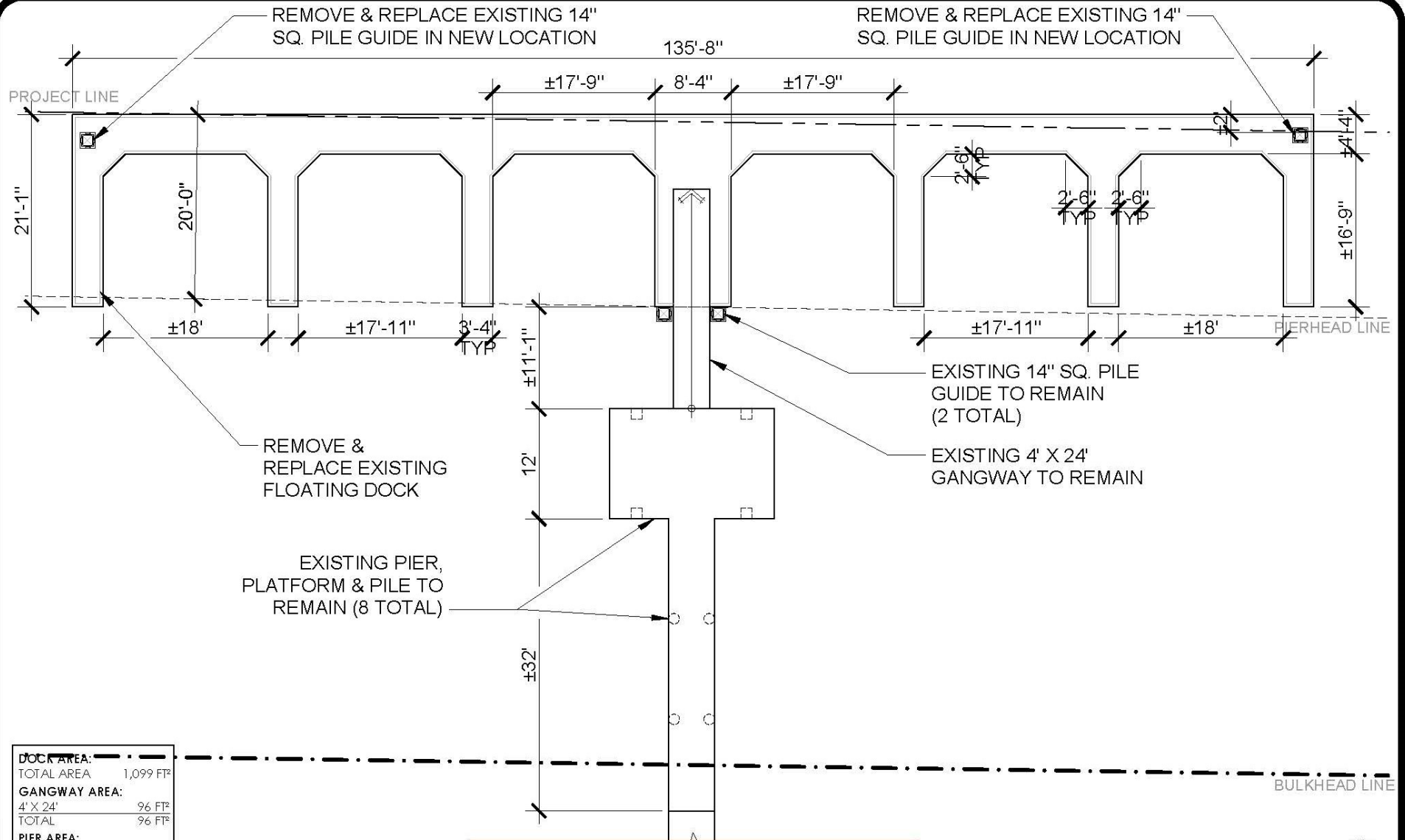
| LEGEND | |
|---|---|
| EXISTING | PROPOSED |
| DOCK AREA: | DOCK AREA: |
| TOTAL AREA 1,099 FT ² | TOTAL AREA 1,266 FT ² |
| GANGWAY AREA: | GANGWAY AREA: |
| 4' X 24' 96 FT ² | 4' X 24' 96 FT ² |
| TOTAL 96 FT ² | TOTAL 96 FT ² |
| PIER AREA: | PIER AREA: |
| TOTAL AREA 458 FT ² | TOTAL AREA 458 FT ² |
| TOTAL AREA 1,653 FT ² | TOTAL AREA 1,820 FT ² |

EXISTING/PROPOSED DOCK 02



SWIFT SLIP DOCK & PIER BUILDERS, INC.
 6351 Industry Way, Westminster, CA 92683
 Phone: (949) 631-3121 Fax: (714) 509-0618

| | | | | | | | | | |
|---|--|-------------|---------------|-----------------|------------------|------------|-------------|----|------|
| CLIENT | | RO DRAWN | -- CHECKED | 2.0 REVISION | 06/20/24 DATE | AMENDMENTS | | | |
| BEACON BAY H.O.A. | | | | | | REV | DESCRIPTION | BY | DATE |
| SITE BEACON BAY, NEWPORT BEACH, CA 92660 | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |



| | |
|----------------------|-----------------------|
| DOCK AREA: | |
| TOTAL AREA | 1,099 FT ² |
| GANGWAY AREA: | |
| 4' X 24' | 96 FT ² |
| TOTAL | 96 FT ² |
| PIER AREA: | |
| TOTAL AREA | 376 FT ² |
| TOTAL AREA: | 1,571 FT ² |

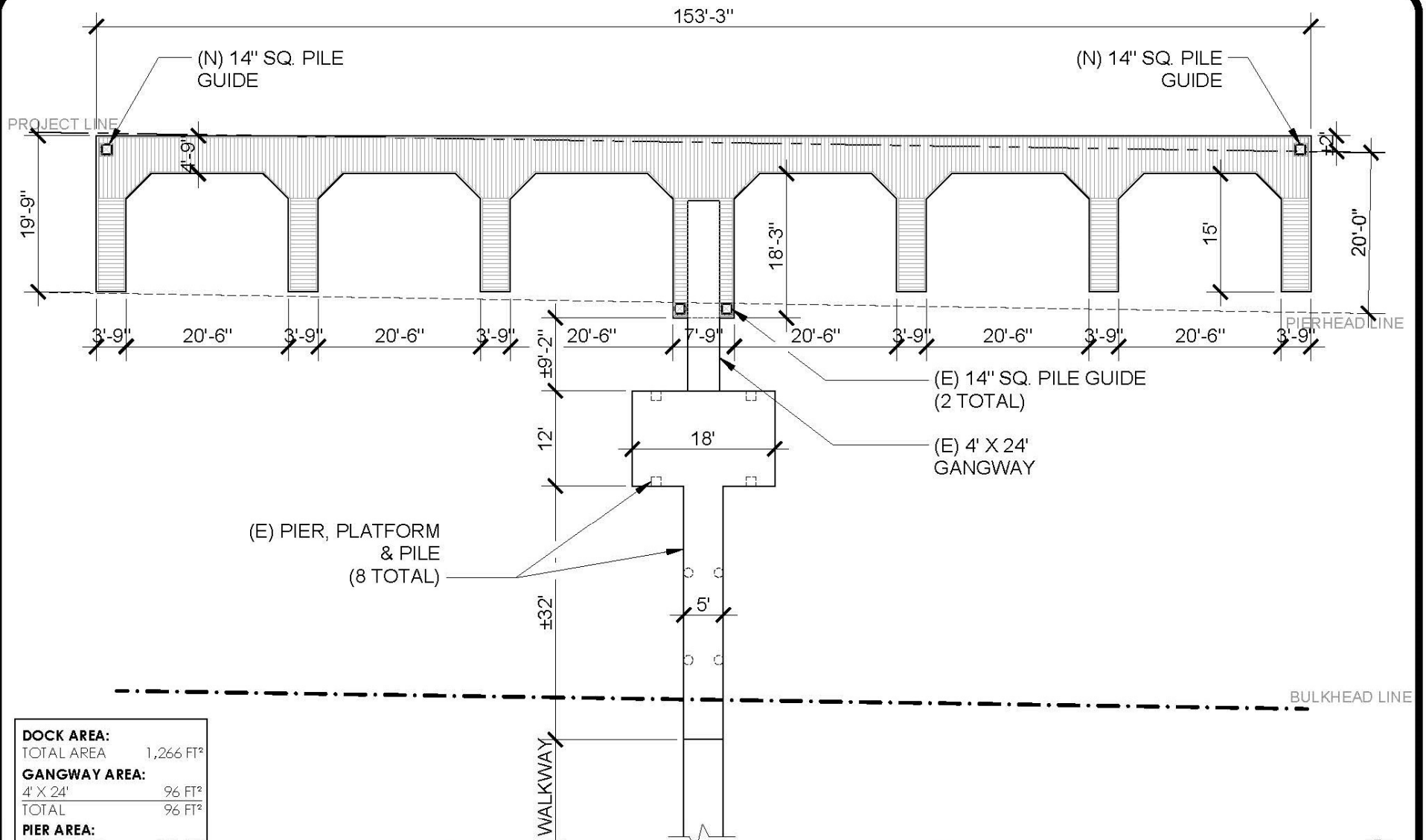
EXISTING DOCK 03



SWIFT SLIP DOCK & PIER BUILDERS, INC.
 6351 Industry Way, Westminster, CA 92683
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| | | | | | |
|--------|-------------------------------------|-------|---------|----------|----------|
| CLIENT | BEACON BAY H.O.A. | RO | -- | 2.0 | 06/20/24 |
| | | DRAWN | CHECKED | REVISION | DATE |
| SITE | BEACON BAY, NEWPORT BEACH, CA 92660 | | | | |

| AMENDMENTS | | | |
|------------|-------------|----|------|
| REV | DESCRIPTION | BY | DATE |
| | | | |
| | | | |
| | | | |



| | |
|----------------------|-----------------------|
| DOCK AREA: | |
| TOTAL AREA | 1,266 FT ² |
| GANGWAY AREA: | |
| 4' X 24' | 96 FT ² |
| TOTAL | 96 FT ² |
| PIER AREA: | |
| TOTAL AREA | 376 FT ² |
| TOTAL AREA: | 1,738 FT ² |

PROPOSED DOCK 03



SWIFT SLIP DOCK & PIER BUILDERS, INC.
 6351 Industry Way, Westminster, CA 92683
 Phone: (949) 631-3121 Fax: (714) 509-0618

| | | | | | | | | | |
|-------------------------------------|-------------------|-------|---------|----------|----------|------------|-------------|----|------|
| CLIENT | BEACON BAY H.O.A. | RO | -- | 2.0 | 06/20/24 | AMENDMENTS | | | |
| | | DRAWN | CHECKED | REVISION | DATE | REV | DESCRIPTION | BY | DATE |
| SITE | | | | | | | | | |
| BEACON BAY, NEWPORT BEACH, CA 92660 | | | | | | | | | |



PUBLIC NOTICE



CITY OF NEWPORT BEACH **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on **Wednesday, July 10, 2024, at 5:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Harbor Commission of the City of Newport Beach will consider approval of the following application:

Reconfiguration of the four Beacon Bay homeowner association docks. (Application address 20 Beacon Bay)

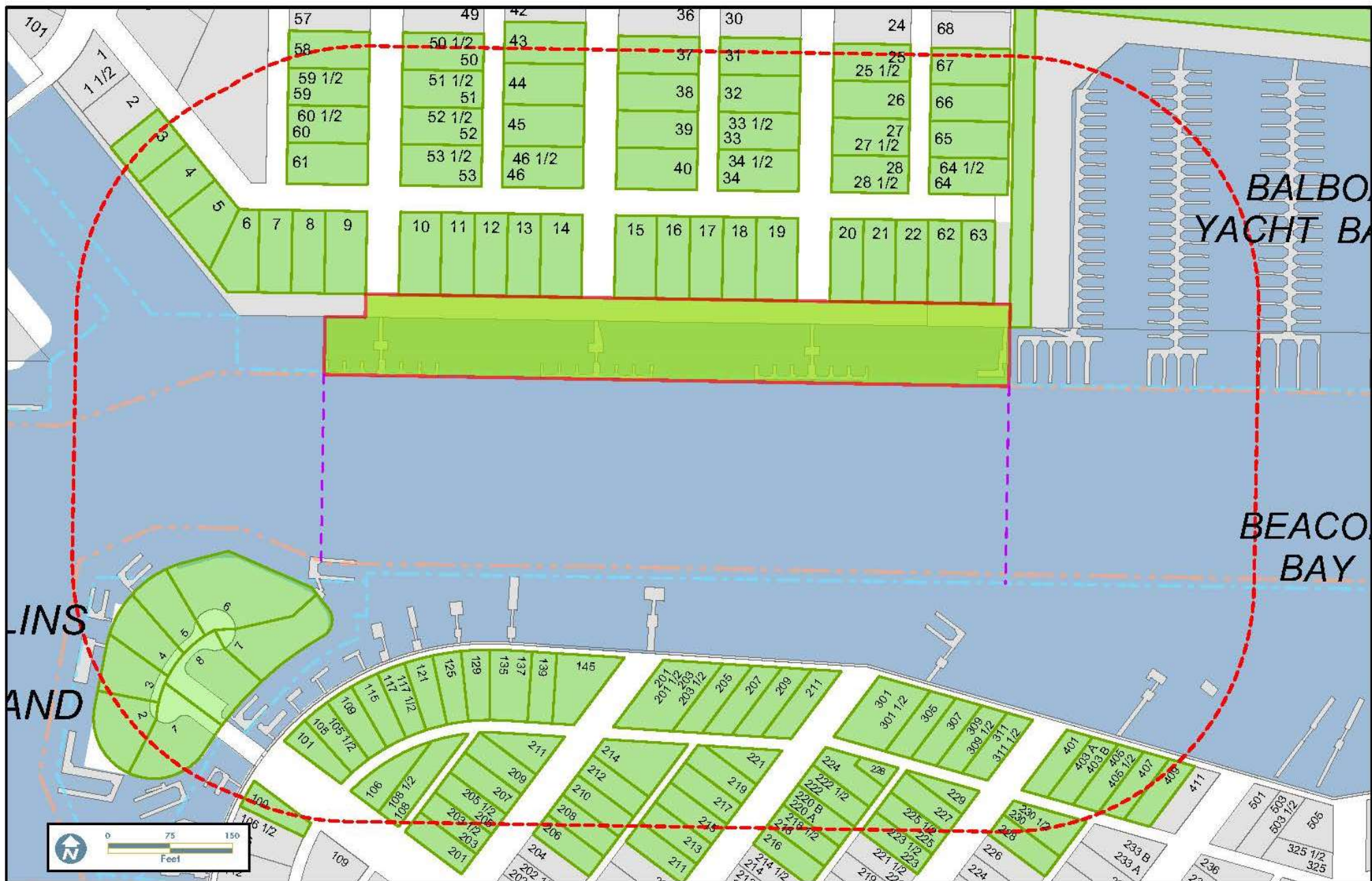
This project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have significant effects on the environment. The project will be located on the same site and location as the structures replaced and will have substantially the same purpose, capacity and size as the structures replaced.

All interested parties may appear and present testimony regarding this project. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 17.65. These applications may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff reports, and corresponding documents will be available by end of business day on the Friday preceding the public hearings, and may be reviewed at the City Manager's Office (Bay E-2nd Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov. Individuals not able to attend the meeting may contact the Public Works Department or access the City's website after the meeting to review the action on these applications. All mail or written communications (including email) from the public, residents or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Harbor Commission to adequately consider the submitted correspondence. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

For questions regarding the public hearing item, please contact Chris Miller, Public Works Administrative Manager, at cmiller@newportbeachca.gov
Project File No.: HAIC2024-0002





Beacon Bay Docks

- Target Property
- Notified Properties
- 300' Buffer
- Prolongated Lot Lines



City of Newport Beach
GIS Division
June 17, 2024



COMMENTS / QUESTIONS

Your **Public Works Department**

Protecting and Providing Quality
Public Improvements and Services