



CITY OF NEWPORT BEACH HARBOR COMMISSION AGENDA

City Council Chambers-100 Civic Center Dr Pursuant to GC§54953(B):
9 Beach Club Dr. Stateline, NV 89449

Wednesday, August 13, 2025 - 5:00 PM

Harbor Commission Members:

Ira Beer, Chair
Marie Marston, Vice Chair
Steve Scully, Secretary
Bob Miller, Commissioner
Rudy Svrcek, Commissioner
Gary Williams, Commissioner
Don Yahn, Commissioner

Staff Members:

Paul Blank, Harbormaster
Cynthia Shintaku, Administrative Coordinator

The Harbor Commission meeting is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Harbor Commission agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Harbor Commission. The Chair may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact Paul Blank, Harbormaster, at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 270-8158 or pblank@newportbeachca.gov.

Questions and comments may be submitted in writing for the Harbor Commission's consideration by sending them to harborfeedback@newportbeachca.gov. To give the Harbor Commission adequate time to review your questions and comments, please submit your written comments no later than 5 p.m. the day prior to the Harbor Commission meeting. All correspondence will be made part of the record.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the Harbor Department 24 hours prior to the scheduled meeting.

- 1) **CALL MEETING TO ORDER**
- 2) **ROLL CALL**
- 3) **PLEDGE OF ALLEGIENCE**
- 4) **PUBLIC COMMENTS**

Public comments are invited on non-agenda items. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Harbor Commission has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

5) APPROVAL OF MINUTES**5.1 Draft Minutes of the July 9, 2025 Harbor Commission Regular Meeting**

[07.09.2025 Harbor Commission Regular Meeting Minutes Draft](#)

[07.09.2025 Harbor Commission Regular Meeting Minutes Draft Commissioner Scully](#)

6) PUBLIC HEARING(S)**6.1 Variance Request: Dock Reconfiguration at 2100-2102 E. Balboa Blvd.**

Bay House 2100 ("Applicant"), property owner of 2100 and 2102 E. Balboa Blvd, applied for a lot merger for the portion of the properties within the City of Newport Beach ("City") permit jurisdiction. The lot merger application was approved by the City on June 12, 2025, and an application for the portion of the properties located within California Coastal Commission ("CCC") permit jurisdiction is currently under review by the CCC. The dock system at 2100 E. Balboa Blvd. currently has two approved U-shaped slips, and the property at 2102 E. Balboa Blvd. has an existing, approved single side-tie dock positioned parallel to the bulkhead. The Applicant proposes to reconfigure both dock systems by combining them into one system that spans the future merged lots and maintain two U-shaped slips and a single side-tie dock parallel to the bulkhead ("Project"). However, Newport Beach Municipal Code ("NBMC") allows only a single pier and slip bayward of each lot. Therefore, because two U-shaped slips are not allowed, the Applicant is requesting a variance to allow two slips (in the form of a double U-shaped slip) bayward of the future, single merged lot.

RECOMMENDATION:

1. Conduct a public hearing; and
2. Find the Project exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15060(c)(2) (Preliminary Review) and Section 15301 (Existing Facilities) and Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3; and
3. Adopt Resolution HC2025-002 of the Harbor Commission of the City of Newport Beach, California approving variance No. HCVAR2025-001 to allow two slips bayward of the merged residential lot located at 2100-2102 E. Balboa Boulevard.

[Staff Report](#)

[Attachment A - Aerial Photos](#)

[Attachment B - History of Prior Approvals](#)

[Attachment C - Proposed Configuration](#)

[Attachment D - Variance Application](#)

[Attachment E - Special Conditions](#)

[Attachment F - Public Outreach](#)

[Attachment G - Resolution HC2025-002](#)

7) **CURRENT BUSINESS**

7.1 **General Plan Update: Introducing Refreshed Goals and Policies for the Harbor, Bay, and Beaches Element**

This report to the Harbor Commission outlines the City of Newport Beach's ongoing comprehensive update to its General Plan, last revised in 2006. Following delays due to the State-mandated 6th Cycle Regional Housing Needs Assessment (RHNA), the City resumed its broader update process in 2022 with the formation of the General Plan Update Steering Committee (GPUSC) and the General Plan Advisory Committee (GPAC), including various subcommittees to review each Plan element. The update process consists of four phases; Phase 1 (Background Analysis + Visioning) is complete, and Phase 2 (Policy Development + General Plan Amendment) is nearly finalized.

City staff, working closely with the GPAC, GPUSC, and consultant Dudek, developed draft goals and policies based on existing conditions reports and community input gathered through digital platforms and workshops. One key focus is the updated *Harbor, Bay, and Beaches Element*, which expands upon the current Harbor and Bay Element to include coastal beaches and related public access policies. While not required by State law, this Element reflects Newport Beach's unique coastal identity and falls under the Harbor Commission's jurisdiction. City staff now seek preliminary feedback from the Commission before the draft is released for wider public review. Final drafts will return for formal endorsement by the Harbor Commission in late 2025 or early 2026.

RECOMMENDATION:

1. Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
2. Receive and file the draft Elements and provide any initial guidance or feedback on their goals and policies. The refined and finalized drafts would return to Harbor Commission for review and formal recommendation of approval to the City Council later this year or first quarter of 2026.

[Staff Report](#)

[Attachment A - Draft Harbor, Bay, and Beaches Element](#)

[Attachment B - Background Conditions and Analysis Report](#)

7.2 Discussion of Proposed Revisions to NBMC Title 17

Included in the Harbor Commission's 2024 Objectives is objective number one the title of which is "Conduct annual review of Title 17 and recommend updates to City Council where necessary." The full Commission will listen to and provide input on a proposal prepared by the subcommittee responsible for that objective

RECOMMENDATION:

1. Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
2. Consider a proposal from the subcommittee responsible for the current Harbor Commission Objective one on potential revisions to the Newport Beach Municipal Code (NBMC) related to the harbor; and
3. If desired, provide direction to the objective subcommittee and staff to finalize recommended revisions to be considered at a subsequent Harbor Commission meeting

[Staff Report](#)

7.3 Create and Appoint Members to a Proposed Ad-Hoc Subcommittee to Review Current and Recommend Revised Harbor Commission Objectives

At the Harbor Commission meeting on July 9, 2025, the Harbor Commission requested consideration of establishing a subcommittee to review their current objectives and potentially recommend revised objectives. Once convened, the subcommittee will craft recommendations related to the Harbor Commission's objectives and bring them to a future meeting for the Commission and public to comment on.

RECOMMENDATION:

1. Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and

2. Establish a subcommittee and appoint Harbor Commissioners to review and recommend revisions to the current Harbor Commission Objectives. Identify up to three Harbor Commissioners to serve on the subcommittee.

[Staff Report](#)

7.4 Ad Hoc Committee Updates

Several ad hoc committees have been established to address short term projects outside of the Harbor Commission objectives. This is the time the ad hoc committees will provide an update on their projects.

RECOMMENDATION:

1. Find this action exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Receive and file.

[Staff Reports](#)

7.5 Harbor Commission 2024 Objectives

Each ad hoc committee studying their respective Objective within the Commission's 2024 Objectives, will provide a progress update.

RECOMMENDATION:

1. Find this action exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Receive and file.

[Staff Report](#)

[Attachment A-Harbor Commission Objectives](#)

7.6 Harbormaster Update - July 2025 Activities

The Harbormaster oversees the City's mooring fields and Balboa Yacht Basin marina, support for the Harbor Commission, municipal code enforcement on the harbor, events and marine activities permitting, safety and rescue operations, management of the Marina Park visitor serving marina, marine sanitation pump out equipment and public pier maintenance, water quality monitoring and maintenance, impound and disposition of abandoned and unclaimed vessels and public relations and information dissemination on and about Newport Harbor as well as several special projects.

This report will update the Harbor Commission and the public on the Harbor Department's recent activities.

RECOMMENDATION:

1. Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
2. Receive and file.

[Staff Report](#)

[Attachment A - Harbor Department Statistics Infographic](#)

[Attachment B - Harbor Department Statistics by Month, Current Year](#)

[Attachment C - Harbor Department Statistics, Year over Year Comparison](#)

[Attachment D - Harbor Department Definitions](#)

8) **MOTION FOR RECONSIDERATION**

A motion to reconsider any action taken by the Harbor Commission must be made at the same meeting or the subsequent meeting at which the action was taken and may only be made by one of the Harbor Commission members who voted with the prevailing side.

9) **MATTERS WHICH COMMISSIONERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)**

10) **DATE AND TIME FOR NEXT MEETING: Wednesday, September 10, 2025 at 5 p.m.**

11) **ADJOURNMENT**