



Community Development Department Discretionary Application Owner's Affidavit

Attachment D

CITY OF NEWPORT BEACH
100 Civic Center Drive
Newport Beach, California 92660
949 644-3200
newportbeachca.gov/communitydevelopment

1. Check Permits Requested:

- | | | |
|--|---|---|
| <input type="checkbox"/> Approval-in-Concept - AIC # | <input type="checkbox"/> Lot Merger | <input type="checkbox"/> Staff Approval |
| <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Limited Term Permit - | <input type="checkbox"/> Tract Map |
| <input type="checkbox"/> Waiver for De Minimis Development | <input type="checkbox"/> Seasonal <input type="checkbox"/> < 90 day <input type="checkbox"/> >90 days | <input type="checkbox"/> Traffic Study |
| <input type="checkbox"/> Coastal Residential Development | <input type="checkbox"/> Modification Permit | <input type="checkbox"/> Use Permit - <input type="checkbox"/> Minor <input type="checkbox"/> Conditional |
| <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Off-Site Parking Agreement | <input type="checkbox"/> Amendment to existing Use Permit |
| <input type="checkbox"/> Comprehensive Sign Program | <input type="checkbox"/> Planned Community Development Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Planned Development Permit | <input type="checkbox"/> Amendment - <input type="checkbox"/> Code <input type="checkbox"/> PC <input type="checkbox"/> GP <input type="checkbox"/> LCP |
| <input type="checkbox"/> Development Plan | <input type="checkbox"/> Site Development Review - | <input type="checkbox"/> Zoning Clearance - <input type="checkbox"/> ADU <input type="checkbox"/> Use |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: |
| | <input type="checkbox"/> Parcel Map | |

2. Project Address(es)/Assessor's Parcel No(s)

2100-2102 E Balboa Boulevard

3. Project Description and Justification (Attach additional sheets if necessary):

Please see attached description.

4. Property Owner's Affidavit*: (I) (We)

See attached owner authorization

depose and say that (I am) (we are) the owner(s) of the property (ies) involved in this application. (I) (We) further certify, under penalty of perjury, that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my) (our) knowledge and belief.

Signature(s):	Shawna L. Schaffner	Digitally signed by Shawna L. Schaffner Date: 2025.06.26 10:42:28 -07'00'	Title:	CEO	Date:	6/26/2025
					MM/DD/YEAR	
Signature(s):			Title:		Date:	

*May be signed by the lessee or by an authorized agent if written authorization from the owner of the record is filed concurrently with the application. Please note, the owner(s)' signature for Parcel/Tract Map and Lot Line Adjustment Application must be notarized.

"Under the Levine Act, Section 84308 of the Government Code, a party to a proceeding before the City involving a license, permit, or other entitlement for use is required to disclose on the record of the proceeding any contribution in an amount of more than two hundred fifty dollars (\$250) made within the preceding 12 months by the party or the party's agent to any elected or appointed officer of the City. If you have made a qualifying contribution, please ensure to make this disclosure on the record. Please review Senate Bill 1439 - Statutes 2022 for further information"



June 2, 2025

Mr. Chris Miller
City of Newport Beach
100 Civic Center Dr.
Newport Beach, CA 92660

Subject: Approval In Concept for Dock Replacement at 2100-2102 E Balboa Boulevard

Dear Mr. Miller:

On behalf of Bay House 2100, CAA Planning submits this application for an Approval In Concept (AIC) for Dock replacement at 2100 and 2102 E. Balboa Boulevard. Application PA2025-0007 for a lot merger of properties located at 2100 and 2102 E. Balboa is currently under review with the City of Newport Beach. This AIC application is for the removal of the existing docking systems at 2100 and 2102 E. Balboa and replacement with a single docking system.

A Coastal Hazards Report dated May 29, 2025 was prepared for the subject site. The report based its analysis and findings on the State of California Sea-Level Rise Guidance data for High emissions 2090 & 2100 and Low Risk Aversion and The City of Newport Beach Harbor Design Criteria for Commercial and Residential Facilities 2021 Edition. The report concluded that flooding, wave runup and erosion will not significantly impact this property over the proposed life of the development (75 years) and once the existing seawall is reinforced in compliance with the approved CDP 5-24-0359 seawall repair plans, the seawall will protect the existing development from flooding, wave runup or erosion. Please see attached for the Coastal Hazards Report dated May 29, 2025.

A Bulkhead Conditions Report dated May 29, 2025 was prepared for the subject site. The report observed that the existing seawall is generally in good condition, without noticeable evidence of distress, and in typical condition for many of the seawalls in the area. The report concluded that once work is complete consistent with approved CDP 5-24-0359 that no additional repair or replacement is anticipated in the next 75 years, and will continue to protect subject property, adjacent properties, and public facilities and infrastructure. Please see attached for the Bulkhead Conditions Report dated May 29, 2025.

Proposed Project

The project proposes removal and replacement of the existing docking systems at 2100 and 2102 E. Balboa Boulevard. Approximately 2,545 square feet of the existing docking systems at 2100 and 2102 E. Balboa Boulevard will be removed and replaced with a new 1,818 square foot docking system, as shown on Sheet 03 of the Dock Plans. The dock components proposed to be removed include a 13'6" x 9'11" platform at the 2100 E Balboa property and gangways and floating docks



Chris Miller
June 2, 2025
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at both properties, as shown on Sheet 04 of the Dock Plans. Because the existing docking systems would be replaced with a single docking system, access to the docks would be maintained from the existing pier platform located at the 2102 E. Balboa Boulevard property, as shown on Sheet 05 of the Dock Plans.

The new dock components include a 3.5 x 24-foot new gangway and floating docks. The new gangway will connect the existing pier platform to the new dock. The existing pier piles associated with the 13'6"x9'11" platform located at 2100 E. Balboa Boulevard will be removed, as well as all associated dock piles for the 2100 and 2102 E. Balboa Boulevard floating docks. It is anticipated that the new floating dock will be supported by five 16" diameter steel pipe piles, as shown on Sheet 07 of the Dock Plans. However, the exact size and pile count will be determined during construction design. The 2100-2102 E. Balboa Boulevard Dock Plans are included as an attachment to this application.

An eelgrass survey of the project site was conducted by EcoMarine on March 16, 2025. The results of that survey indicated that there is approximately 2,868 square feet of eelgrass present at the site. While the new docking system will directly shade a portion of the eelgrass, overwater shading will be decreased by 273 square feet. The proposed docking system has been overlaid onto eelgrass mapped during the March 16, 2025 survey, as shown on Sheet 05 of the Dock Plan. The Eelgrass Survey Report dated May 1, 2025 is included as an attachment to this application.

We appreciate your consideration of the application. Please contact our office with any questions.

Sincerely,
CAA PLANNING

Shawna L. Schaffner
Chief Executive Officer

Attachments: AIC Application
Appendix B
Authorization Letter
Coastal Hazards Report dated May 29, 2025
Bulkhead Conditions Report dated May 29, 2025
2100-2102 E Balboa Dock Plans
Eelgrass Survey Report dated May 1, 2025

May 20, 2025

Mr. Jaime Murillo
Deputy Community Development Director
100 Civic Center Drive
Newport Beach, CA 92660

Subject: Letter of Authorization – Approval In Concept for Lot Merger,
Backyard Improvements, and Dock Replacement at 2100-2102 E.
Balboa Blvd.

Dear Mr. Murillo:

Please be advised that CAA Planning, Sherman Stacey, and Brian Molski (collectively, the “Authorized Agents”) are all authorized to represent Bay House 2100, LLC (“Owner”) in securing an Approval In Concept for proposed work within California Coastal Commission jurisdiction.

The Authorized Agents are authorized to execute, take delivery, request, and take necessary action on behalf of Owner pertinent to securing said Approval In Concept from the City of Newport Beach.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jackie S. Levy', with a stylized, flowing script.

Jackie S. Levy, Chief Financial Officer of Bay House 2100, LLC