



== CITY OF ==

# NEWPORT BEACH

## Harbor Commission Staff Report

May 13, 2026  
Agenda Item No. 6.2

**TO:** HARBOR COMMISSION

**FROM:** Chris Miller, Public Works Administrative Manager – 949-644-3043,  
cmiller@newportbeachca.gov

**TITLE:** Residential Dock Reconfiguration at 2227 Bayside Drive

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**ABSTRACT:**

Swift Slip Dock and Pier Builders, Inc. (“Applicant”) has applied for a harbor development permit to reconfigure the shared residential dock at 2227 Bayside Drive within Carnation Cove. The project includes reconfiguring a portion of the shared float and relocating three piles (“Project”). Because the applicant is proposing to extend the float beyond the existing permitted length, staff is unable to approve the project. Therefore, Newport Beach Municipal Code (NBMC) directs the Harbor Commission to hold a public hearing for the proposed project.

**RECOMMENDATION:**

- 1) Conduct a public hearing; and
- 2) Find the Project 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, Division 6, Chapter 3; and
- 3) Adopt Resolution HC2026-002 approving in concept the Project.

**FUNDING REQUIREMENTS:**

There is no fiscal impact related to this item.

**DISCUSSION:**

Section 17.35.030(B) of the NBMC states that piers and floats located in areas of Newport Harbor as noted in subsection (4) shall require Harbor Commission approval in accordance with subsection (G)(2) if the float extends bayward beyond the existing permitted length. Subsection (G)(2) states that the Harbor Commission may approve or conditionally approve bayward extensions only after conducting a public hearing and making the general findings in NBMC 17.05.140(D)(1). The Harbor Commission’s decision shall be on a case-by-case basis, and prior approvals or deviations shall not have any precedential value.

The aerials (Attachment A) depict the shared dock system at 2227 and 2231 Bayside Drive (“Property”) within the Carnation Cove area in Corona Del Mar which is an unusual part of the harbor for three reasons. First, the depth within the cove is relatively shallow, therefore the docks

project significantly bayward toward deeper water. In this case, the Property's dock is approximately 260-feet long.

Second, the federal harbor lines (bulkhead, pierhead and project) are situated bayward of most of the residential dock systems, so the typical rules relating to the pierhead lines would not apply.

And lastly, most of the shoreline is concave (i.e. curves inward) along Carnation Cove, and in many cases, the property line projections are not parallel to one another. As a result, the usable water space diminishes as the dock projects further channelward. In contrast, however, the Project's property lines are parallel to one another thereby maintaining a consistent usable water area as the dock projects channelward.

The shared pier consists of three finger floats which create a double U-shaped float configuration (1 slip per address). Applicant is proposing to increase the width of the western slip from 12-feet wide to 18-feet wide, and to extend the middle and western finger floats channelward by 18-feet. Three piles will be relocated to accommodate the proposed reconfiguration.

NBMC states that the Harbor Commission may approve or conditionally approve bayward extensions of docks only after conducting a public hearing and upon making the following general findings:

NBMC 17.05.140(D)(1) Findings

- a. The use complies with this title, the Local Coastal Program, General Plan, design criteria, and any applicable standards and policies approved by the City Council.
- b. The design, location, size and/or operating characteristics of the use are compatible with the allowed uses in the vicinity.
- c. For any structures, the site is physically suitable in terms of design, location, shape, size and operating characteristics, and the provision of the public and emergency vehicle (e.g., fire and medical) access and public services and utilities.
- d. Operation of the use at the location proposed would not be detrimental to or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare.
- e. Any new development is designed or sited so as to not obstruct public access to coastal resources or, in the case of alternation, extension, enlargement, expansion, reconstruction, replacement or addition of any structures, would not, in comparison to the existing structure or structures, further restrict or impair the public's use of the bay or beach in the vicinity of the existing structure or structures.
- f. There will be no negative impacts to adjacent property owners, harbor views, navigation, or future dredging.

**EXISTING DOCK CONFIGURATION**

Attachment B depicts the existing dock configuration including the historical 1997 and 2000-2001 approvals which demonstrate the dock system was permitted to extend bayward to its current length.

## **PROPOSED PROJECT**

The Project conforms to the Harbor Design Criteria. The slip is proposed to expand 6-feet wider to 18-feet, and both the middle and west finger are proposed to extend an additional 18-feet channelward (Attachment C). The proposed float will be 82-feet from the bulkhead line.

As previously mentioned, both the east and west property lines are parallel as they extend channelward. Therefore, access to the subject floats is unimpeded and does not become constricted in size.

The applicant is proposing to berth a vessel approximately 60-feet long, and the applicant has confirmed that there is adequate depth.

## **FINDINGS:**

The findings as stated in NBMC can be made, so the Harbor Commission may approve or conditionally approve the project (Attachment E). Attachment F is the draft Resolution HC2026-002 with the specific project conditions.

## **ENVIRONMENTAL REVIEW:**

Staff recommends the Harbor Commission find this Project 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, Division 6, Chapter 3 (CEQA Guidelines) because it has no potential to have a significant effect on the environment. The replacement dock system is in the same location and is substantially the same size and purpose as the dock systems it replaces, and the overwater coverage of the new dock system is substantially the same as the overwater coverage of the existing dock system (1,090 square feet compared to 961 square feet).

## **NOTICING:**

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the Harbor Commission considers the item). This public hearing was noticed to all residents within a 300' radius per NBMC Section 17.05.140(B) and the Property was posted (Attachment D).

## **ATTACHMENTS:**

- Attachment A - Aerial Photos
- Attachment B - Existing Configuration
- Attachment C - Proposed Configuration
- Attachment D - Public Outreach
- Attachment E - Approval in Concept
- Attachment F - Resolution HC2026-002