

2888 Bayshore Drive (Newport Marina) – Appeal

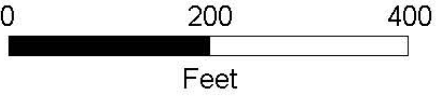
Harbor Commission
January 9, 2019



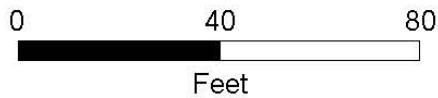


Issue

- The proposed marina at 2888 Bayshore Drive is being appealed by the neighbors at 2782, 2800, 2812 and 2832 Bayshore Drive.
- The Harbor Commission may uphold, amend or reverse staff's approval of the proposed marina.

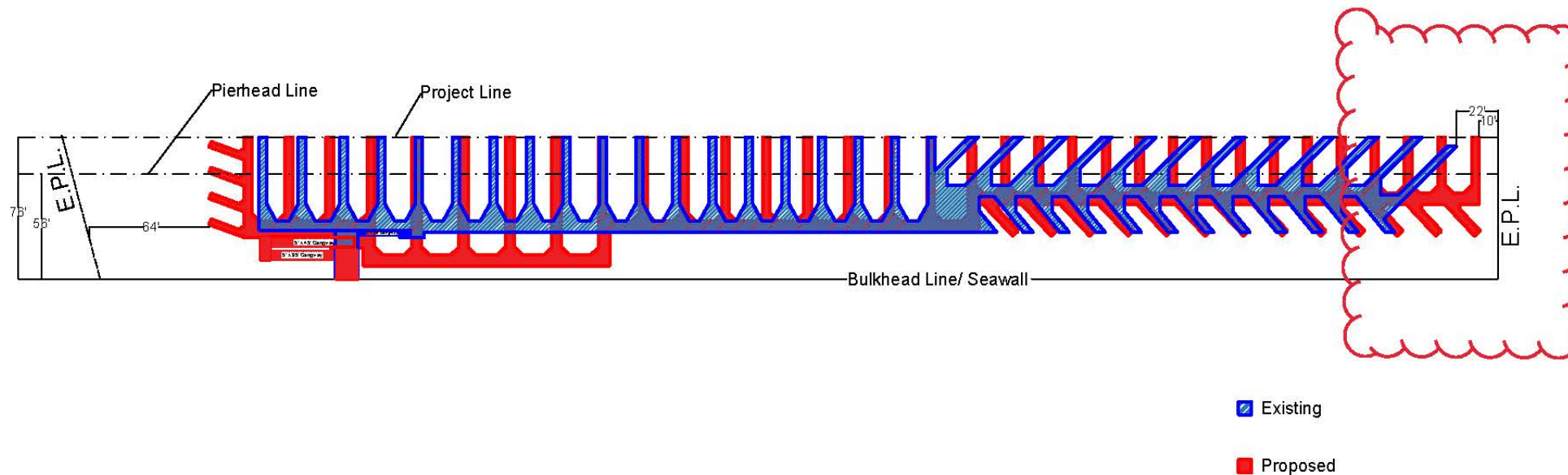


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Item 6.1 2888 Bayshore Drive (Newport Marina) - Appeal Additional Material Presented at Meeting - Chris Miller Presentation
01-09-2019 Harbor Commission Meeting



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642 Baker St
Costa Mesa, CA, 92626
Phone: (949) 631-3121
Fax: (714) 509-0618

SITE:
2888 Bayshore Drive, Newport Beach, CA

TITLE:
Existing vs Proposed

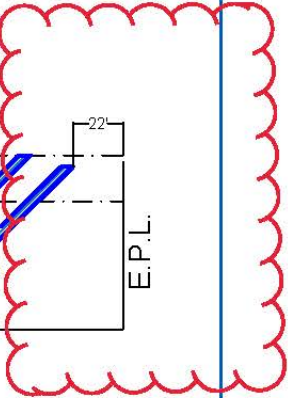
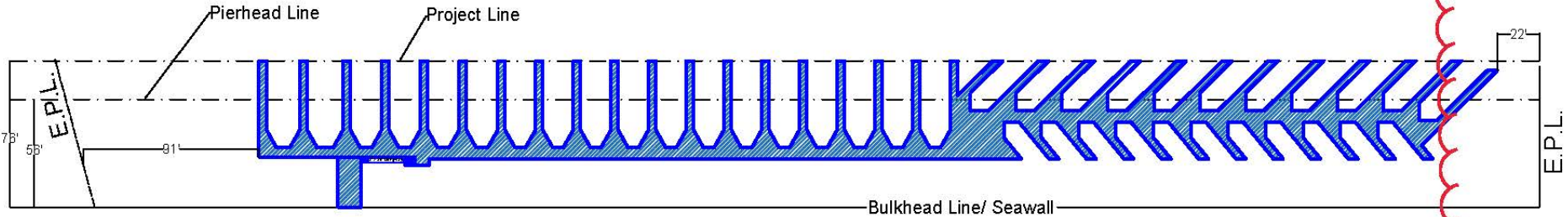
EC
DRAWN.

PS
CHECKED.


C
REVISION.

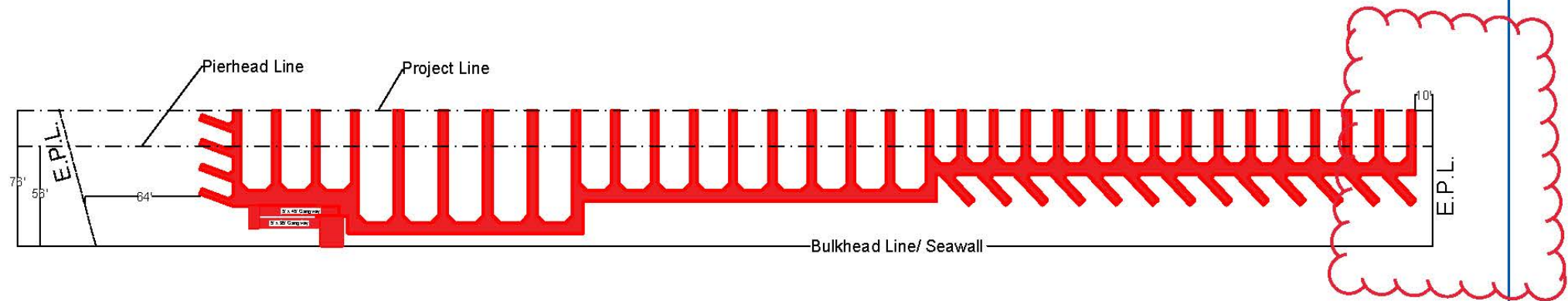
4/4/16
DATE.

REV:	A	original draft	TB	2/13/15
	B		TB	7/23/15
	C	extended space btwn EPL and dock to 10'	EC	4/4/16
		DESCRIPTION:	BY:	DATE:
AMENDMENTS:				



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	642 Baker St Costa Mesa, CA, 92626 Phone: (949) 631-3121 Fax: (714) 509-0618		SITE: 2888 Bayshore Drive, Newport Beach, CA				A	original draft	TB	2/13/15
							B		TB	7/23/15
							C	extended space btwn EPL and dock to 10'	EC	4/4/16
							REV:	DESCRIPTION:	BY:	DATE:
		TITLE: Existing		EC DRAWN.	PS CHECKED.	C REVISION.	4/4/16 DATE.	AMENDMENTS:		



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Phone: (949) 631-3121
Fax: (714) 509-0618

SITE:
2888 Bayshore Drive, Newport Beach, CA

TITLE:
Proposed

EC
DRAWN.

PS
CHECKED.

C
REVISION.

4/4/16
DATE.

A	original draft	TB	2/13/15
B		TB	7/23/15
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REV:	DESCRIPTION:	BY:	DATE:
AMENDMENTS:			

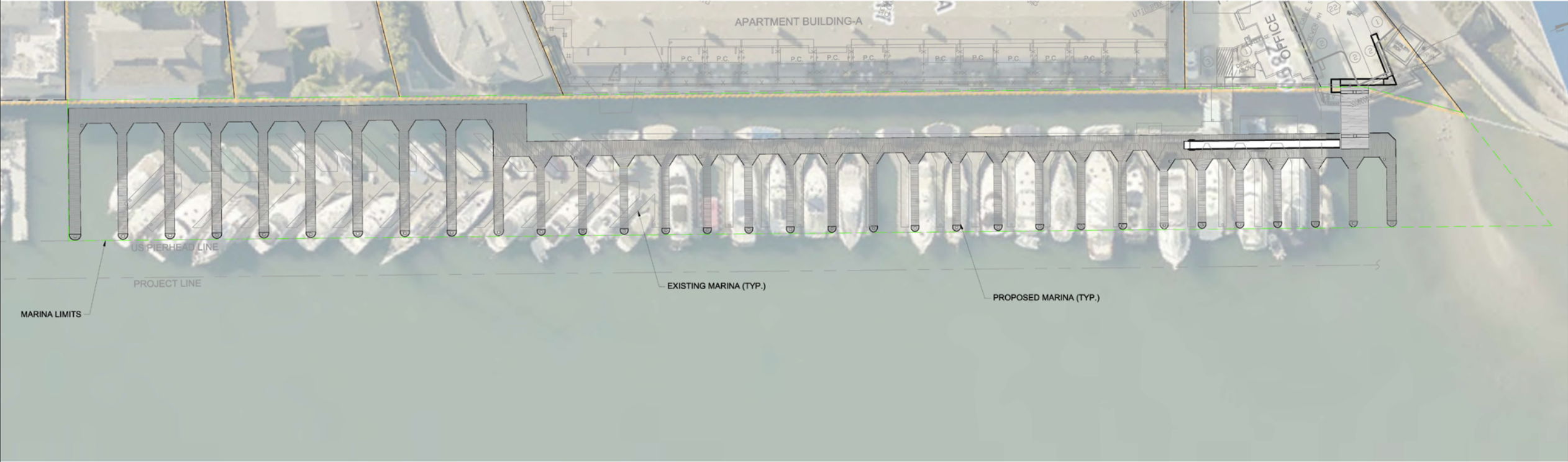
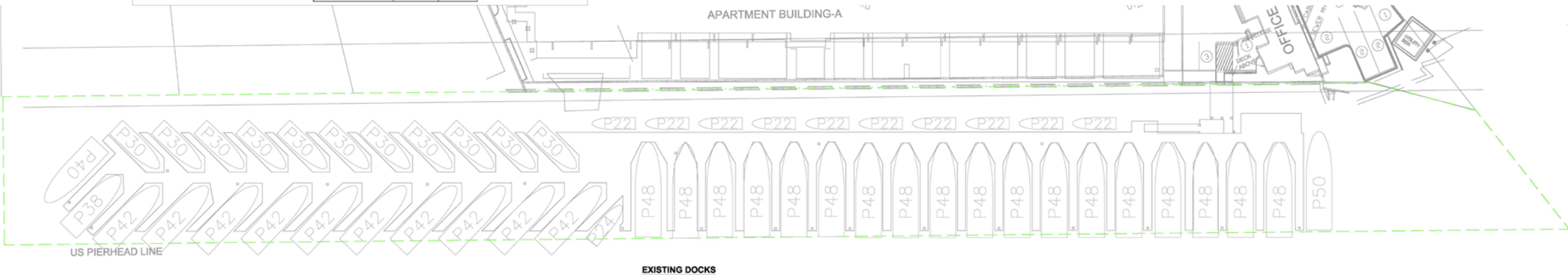
PRELIMINARY - NOT FOR CONSTRUCTION

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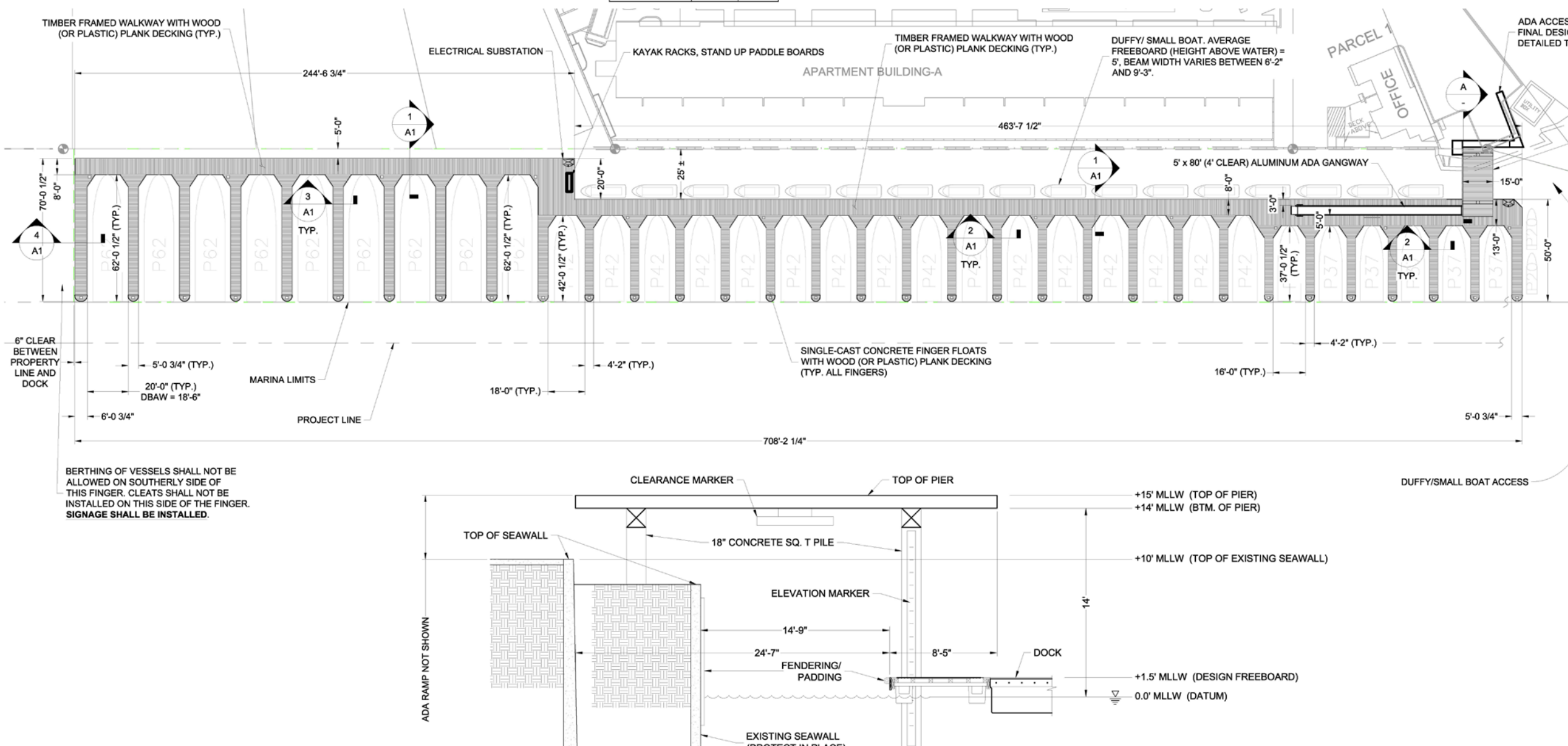
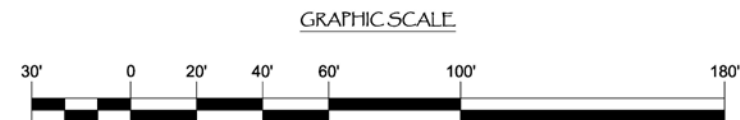
42 FT	18	672	32.00%
52 FT	9	558	18.00%
TOTALS			
AVERAGE LENGTH = 37.32			

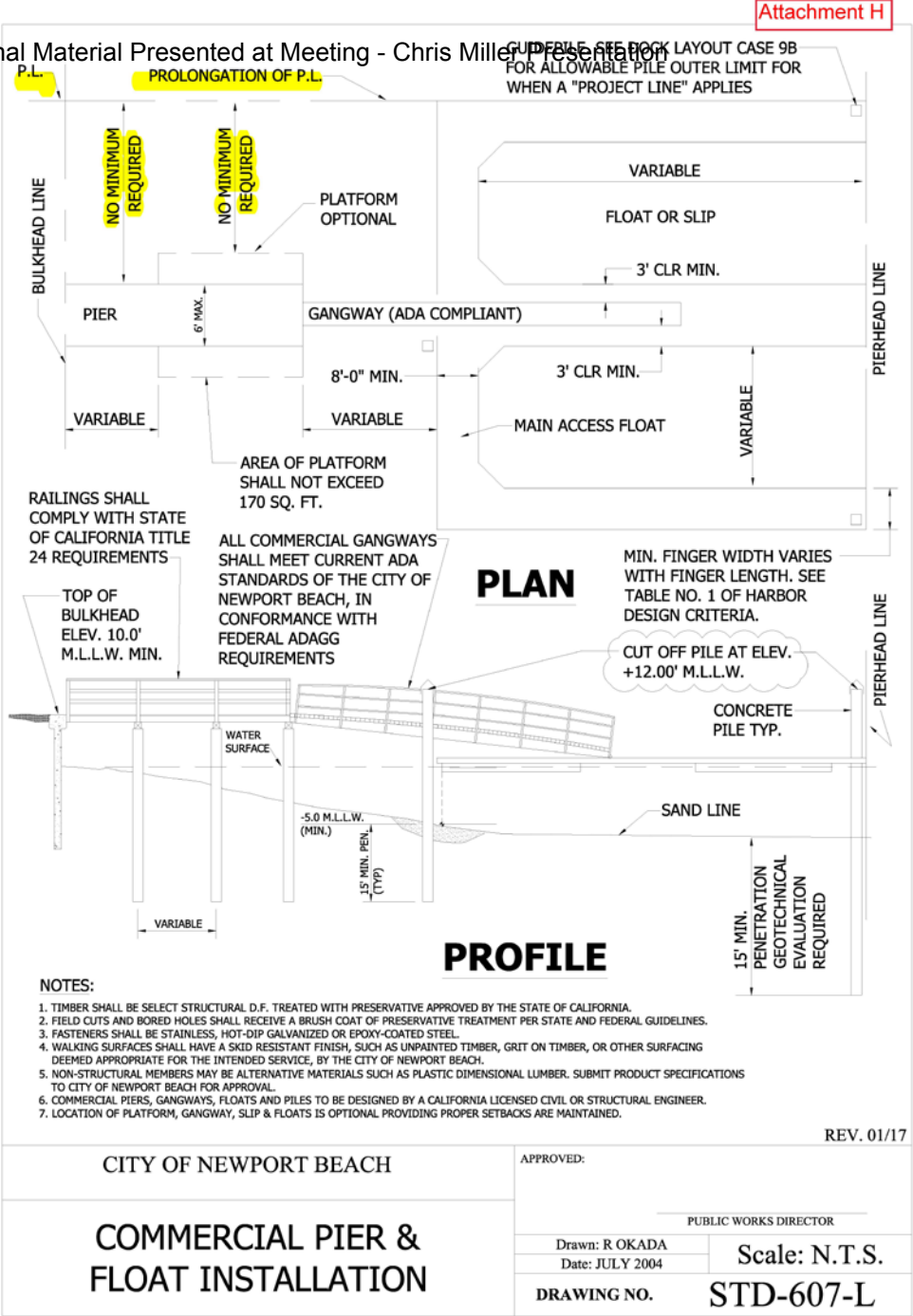
38 FT	1	38	1.89%
40 FT	1	40	1.89%
42 FT	10	420	18.87%
50 FT	50	500	1.89%
TOTALS			
AVERAGE LENGTH = 37.47			

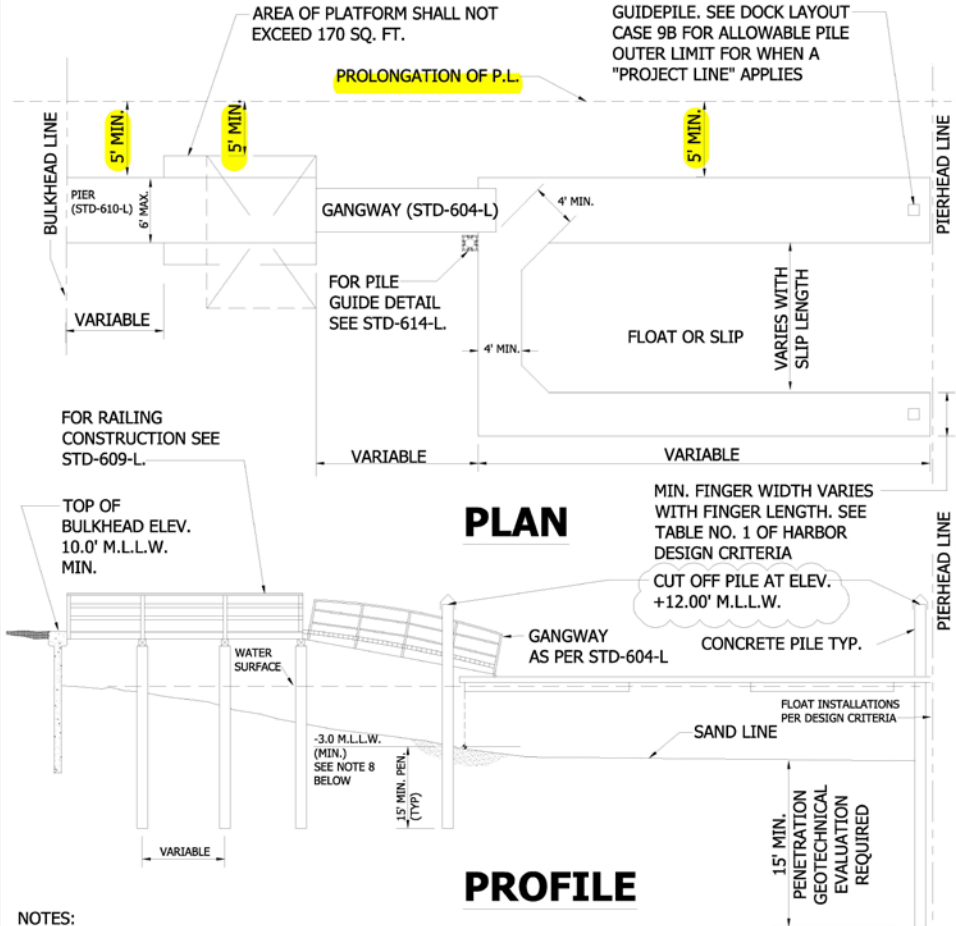
Unlighted Structure	652	652	-3 ft
Pier and Gangway Over Water	570 ft ²	382 ft ²	-188 ft ²
Pile Areas	22 ft ²	65.7 ft ²	43.7 ft ²
total	1278 ft ²	13319 ft ²	532 ft ²



PROPOSED SLIP MIX CHART			
LENGTH	TOTAL	LF OF DESTROY	%
20 FT	2	40	4.00%
22 FT	17	374	34.00%
37 FT	6	222	12.00%
42 FT	16	672	32.00%
62 FT	9	558	18.00%
TOTALS	50	1866	100.00%
AVERAGE LENGTH =		37.32	







NOTES:	
1. TIMBER SHALL BE SELECT STRUCT. D.F. TREATED WITH PRESERVATIVE APPROVED BY THE STATE OF CALIFORNIA.	
2. FIELD CUTS AND BORED HOLES SHALL RECEIVE A BRUSH COAT OF PRESERVATIVE TREATMENT PER STATE AND FEDERAL GUIDELINES.	
3. FASTENERS SHALL BE STAINLESS, HOT DIP GALVANIZED OR EPOXY-COATED STEEL.	
4. WALKING SURFACES SHALL HAVE A SKID-RESISTANT FINISH, SUCH AS UNPAINTED TIMBER, GRIT ON TIMBER, OR OTHER SURFACING DEEMED APPROPRIATE FOR THE INTENDED SERVICE, BY THE CITY OF NEWPORT BEACH.	
5. NON-STRUCTURAL MEMBERS MAY BE ALTERNATIVE MATERIALS SUCH AS PLASTIC DIMENSIONAL LUMBER. SUBMIT PRODUCT SPECIFICATIONS TO CITY OF NEWPORT BEACH FOR APPROVAL.	
6. SEE STD-604-L & HARBOR DESIGN CRITERIA FOR GANGWAY DESIGN REQUIREMENTS.	
7. LOCATION OF PLATFORM, GANGWAY, SLIP & FLOATS IS OPTIONAL PROVIDING PROPER SETBACKS ARE MAINTAINED.	
8. UNDER EXTREME LOW WATER CONDITIONS, PONTOON MAY CONTACT MUDLINE. VERIFY IF PONTOONS AND DOCK SYSTEM CAN WITHSTAND THIS STRESS.	
REV. 01/17	
CITY OF NEWPORT BEACH	
APPROVED:	
PUBLIC WORKS DIRECTOR	
SINGLE RESIDENTIAL USE FLOAT WITH PIER	
Drawn: R OKADA Date: JULY 2004	
Scale: N.T.S.	
DRAWING NO. STD-608-L	

Newport Beach Municipal Code

17.25.020(C) - Berthing

1. Boats berthed at private or public piers shall not extend beyond the projection of the property lines of the property to which the pier is connected in accordance with Section 17.35.020.

17.35.020(B) - Setbacks

1. All piers and slips for residential properties shall be set back a minimum of five feet from the prolongation of the property line.
2. With the prior approval of the City, piers and slips for commercial properties may extend past the prolongation of the property line.

17.50.040 Rendering of Decision.

- A. Approval. The City is authorized to approve and issue new permits and revisions to existing permits that conform to the design criteria and all applicable standards and policies in conjunction with plan reviews by the Harbor Resources Division.
- B. The application shall be denied if:
 - 1. The application does not conform to the provisions of this Code, the design criteria approved by the City Council.
 - 2. The proposed application is likely to create navigational congestion, or otherwise interfere with the rights of other harbor permittees within Newport Harbor, or other oceanfront property owners.
 - 3. The proposed application does not conform to the policies and regulations of the certified Local Coastal Program.

17.50.050 Permit Conditions

- A. In granting any such application, the Harbor Resources Manager shall issue the permit to the owner or long-term lessee of the abutting upland property and may impose conditions in the permit which are deemed necessary to protect commerce, navigation or fishing, or the use, operation or development of Newport Harbor.

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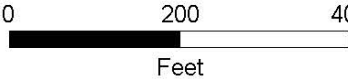


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Feet

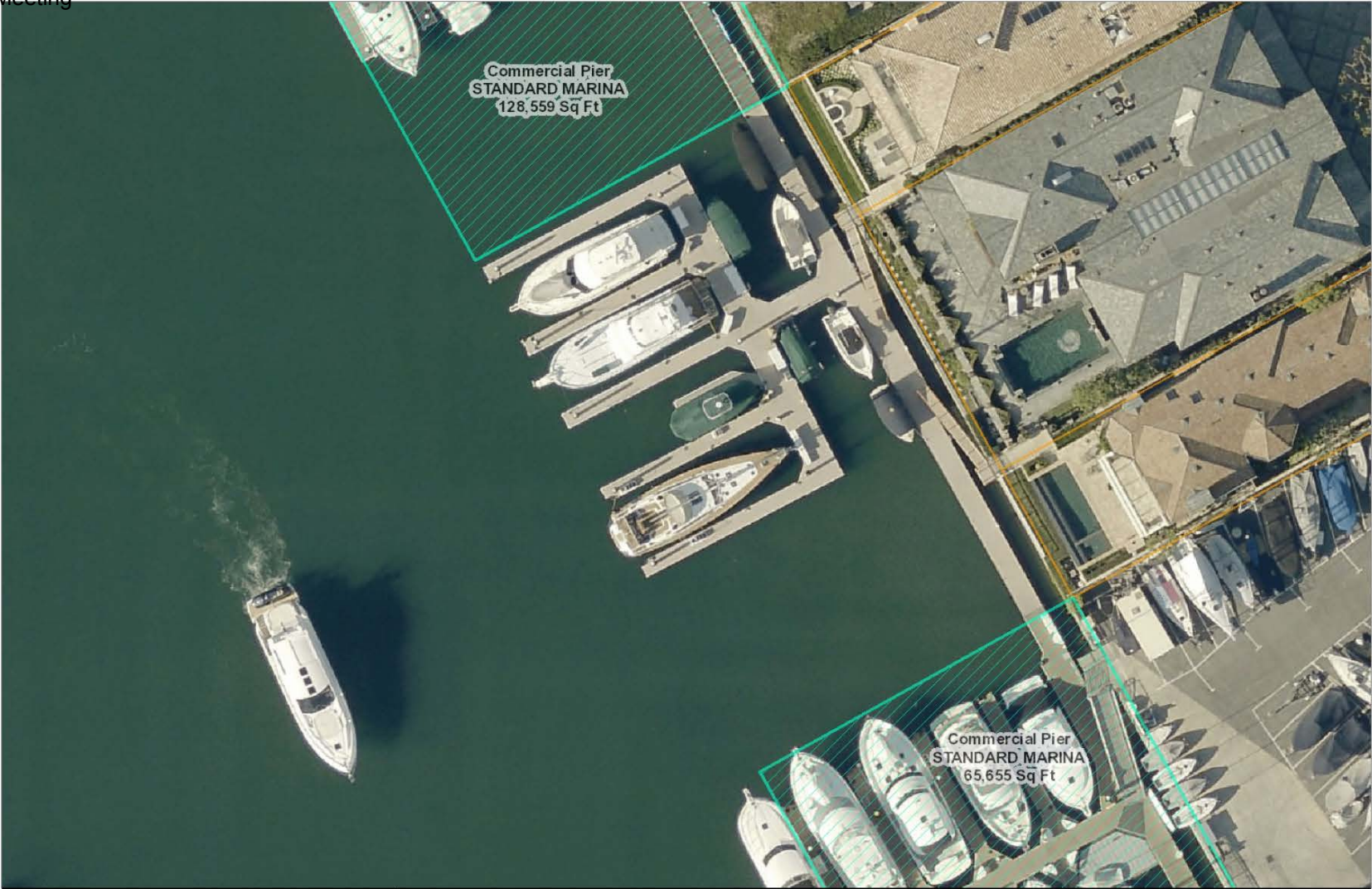
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0 40 80
Feet

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