



Legislation Details (With Text)

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**Title:** Residential Dock Reconfigurations at 20 Beacon Bay (Beacon Bay Homeowner Association Dock Systems)

**Sponsors:**

**Indexes:**

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**Attachments:** 1. Staff Report, 2. Attachment A - Aerial Photos, 3. Attachment B - Float Limit Line, 4. Attachment C - Prior Approvals, 5. Attachment D - Existing and Proposed Configurations, 6. Attachment E - Public Notice, 7. Attachment F - Resolution HC2024-02

Date	Ver.	Action By	Action	Result
7/10/2024	1	Harbor Commission		

**Residential Dock Reconfigurations at 20 Beacon Bay (Beacon Bay Homeowner Association Dock Systems)**

Beacon Bay Homeowner Association (“Applicant”) has applied for a harbor development permit to remove and replace the floats and one gangway on the four homeowner association dock systems (“Project”). Three proposed floats extend beyond the specified limits by 4-feet which is the same distance as the existing floats extend. The proposed Work Dock float extends beyond the specified limits by 1-foot. Because the Applicant is proposing to construct bayward beyond the specified limits defined in Newport Beach Municipal Code (“NBMC”) 17.35.030(A), staff is unable to approve the project. Therefore, NBMC directs the Harbor Commission to hold a public hearing for the proposed project.

**Recommendation:**

- a) Conduct a public hearing;
- b) 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
- c) Adopt Resolution HC2024-02 approving in concept the Project.