

Coastal Commission Pier/Dock Permitting Research

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
2009		
City of Long Beach 5553 Sorrento Drive Application # 5-08-2 ³	Replacement	<p><u>Project:</u> Remove 38.5-foot long pier, gangway and dock float, and replace with new 38.5-foot long pier, gangway and dock float in same location using existing piles and one new pile, and remove access impediments from public right-of-way that traverses the site.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> As part of the proposed project, the applicants are proposing to remove a low wall (about twelve inches high) and to relocate patio furniture that has discouraged the public from using this city right-of-way where it abuts the applicant's seaward property line. The project site includes a portion of the Alamitos Bay Shoreline Trail (city right-of-way), a public pedestrian

¹ "Replacement" may include reconfiguration or a slight expansion of an existing pier/dock. "New" means development of a new pier/dock where none existed prior to the permit issuance.

² The table includes staff's research to date and is not all encompassing of piers, docks, gangways that may have been permitted by the CCC. Also note that some of the citations are CCC staff reports and the CCC may have, denied, modified or approved these permits.

³ Comparable dock/pier replacements with similar justifications where permitted by CCC over the years for 5609 Sorrento Drive, 5521 Sorrento Drive, 5515 Sorrento Drive and 5639 Sorrento Drive in the City of Long Beach. Added justification for some of these replacements was a condition that the project pay a mitigation lease fee to the City to improve access to tidelands. (See <https://documents.coastal.ca.gov/reports/2013/5/W6a-5-2013.pdf>; <https://documents.coastal.ca.gov/reports/2015/5/f5b-5-2015.pdf>; <https://documents.coastal.ca.gov/reports/2015/9/w8b-9-2015.pdf>; <https://documents.coastal.ca.gov/reports/2016/10/th5b-10-2016.pdf>.)

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		<p>accessway that runs along the shoreline between the applicant's house and the applicant's pier. The certified City of Long Beach LCP designates this fifteen-foot wide city right-of-way as a shoreline public accessway. The project will not impede this public access.</p> <ul style="list-style-type: none"> • The wooden stairway, situated on State Tidelands at the base of the pier, is proposed to remain in place to provide the public with access between the beach and the public accessway. • At low tides, the public will be able to pass under the proposed pier and walk along the muddy shoreline. <p>https://documents.coastal.ca.gov/reports/2009/3/W14a-3-2009.pdf</p>
<p>City of Huntington Beach 3292 Falkland Circle Application # 5-08-321</p>	<p>Replacement</p>	<p><u>Project:</u> Demolish boat dock and construct new boat dock reusing existing gangway and adding a second gangway at the other end of the dock.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The site fronts on Huntington Harbour. The majority of harbor front, residential development in Huntington Harbour, is surrounded by private recreational boat docks. The proposed dock project is similar in function to other docks associated with residential development in the immediate vicinity. <p>https://documents.coastal.ca.gov/reports/2009/8/F4a-8-2009.pdf</p>
<p>City of Newport Beach 501 Via Lido Soud</p>	<p>Replacement</p>	<p><u>Project:</u> Demolish wood dock and three concrete piles and replace with new dock and five concrete piles for support, with existing pier to remain with addition of new gangway lobe.</p>

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Application # 5-08-132 ⁴		<p><u>Notes:</u></p> <ul style="list-style-type: none"> • Single-family residences with docks characterize the subject site and the surrounding area. • The existing wood pier does not meet the City of Newport Beach Harbor Resources Division pier standards for residential use. • Coastal public access is available nearby. <p>https://documents.coastal.ca.gov/reports/2009/9/W5a-9-2009.pdf</p>
2010		
City of Long Beach 245 Bay Shore Avenue Permit # 5-10-048	Replacement	<p><u>Project:</u> Remove and replace private dock and pier in same location and replace four concrete piles in same location.</p> <p><u>Rationale:</u></p> <ul style="list-style-type: none"> • The proposed project involves the replacement of a private residential boat dock. • The proposed project will not interfere with the public accessway and parkway that exists immediately inland of the seawall in this location.

⁴ Comparable dock/pier replacements with similar justifications were permitted by CCC over the years for 209 Via Lido Soud, 731 Via Lido Soud, 725 Via Lido Soud and 531 Via Lido Soud in the City of Newport with the added justification for some of the replacements. That justification included without limitation the fact that docks/piers were consistent with the existing pattern of development in the area, which include residential development with private docks and issuing a permit for the replacements where consistent with past CCC action. (See <https://documents.coastal.ca.gov/reports/2013/4/W5b-4-2013.pdf>; <https://documents.coastal.ca.gov/reports/2015/7/th5a-7-2015.pdf>; <https://documents.coastal.ca.gov/reports/2016/6/w7b-6-2016.pdf>; <https://documents.coastal.ca.gov/reports/2017/3/w7d-3-2017.pdf>.)

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		https://documents.coastal.ca.gov/reports/2010/6/F4a-6-2010.pdf
Humboldt County 64 Herring Avenue Permit # 1-10-34	New	<p><u>Project:</u> Construct 1,551 square foot home and one 30 x 6 foot floating dock in a canal that connects to a channel connected to Humboldt Bay.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The area is characterized with a series of narrow canals branching off of a channel that provides most lots in the community with rear yard small watercraft dockage and a navigable connection to Humboldt Bay. • The proposed project will not adversely affect public access. The project site does not front directly on Humboldt Bay, as it is separated from the Bay shoreline by a roadway. The entire bay front of the subdivision is open and available for public access use. • Although an interior tidal channel of the subdivision that connects to Humboldt Bay extends onto the property, no evidence has been presented to suggest that an implied dedication of a public access easement to or along the channel shoreline of the property has occurred. • Therefore, the proposed project will not adversely affect any existing rights of access that may have been acquired through use, as no existing public access will be blocked by the proposed development. <p>https://documents.coastal.ca.gov/reports/2010/12/Th11c-12-2010.pdf</p>
City of Newport Beach 2258 Channel Road Application # 5-09-241	Replacement	<u>Project:</u> Remove dock, gangway, pier and piles and replace with new dock, gangway, and pier.

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		<u>Justification:</u> <ul style="list-style-type: none"> Public access exists in the project vicinity. Single-family residences with docks characterize the subject site and the surrounding area. The proposed project involves removal of an existing dock, gangway, pier and piles and similar like-for-like replacement. https://documents.coastal.ca.gov/reports/2010/8/F4a-8-2010.pdf
2011		
City of Newport Beach 201 & 205 E. Bayfront Application #5-11-236	Replacement	<u>Project:</u> Demolish 662 square foot dock and gangway and use existing piles and pier, and install new 638 square foot dock and gangway in same configuration. <u>Justification:</u> <ul style="list-style-type: none"> Single-family residences characterize the subject site and the surrounding area. An aerial photograph of the adjacent docks in the vicinity, showing overall little variation in the length of the docks. Therefore, the project would not create an anomaly in the area. Coastal public access to Newport Bay is available immediately adjacent to the site at a public dock at the Park Avenue street

⁵ In 2016, a comparable dock/pier replacements with a similar justification was permitted by CCC at 339 East Bayfront in the City of Newport. Additionally, in that case, the CCC found that the dock would not create an anomaly in the area because there is little variation of docks in the vicinity. (See <https://documents.coastal.ca.gov/reports/2016/6/w7c-6-2016.pdf>.)

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		<p>end and along a public walkway surrounding the entire Balboa Island.</p> <p>https://documents.coastal.ca.gov/reports/2011/12/W5b-12-2011.pdf</p>
<p>City of Long Beach 193 Rivo Alto Canal Application # 5-11-238</p>	Replacement	<p><u>Project:</u> Remove rectangular dock float and replace with new same-sized dock float using existing davits on vertical seawall, and install new landing and gangway.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The proposed new dock float is the same size and will be in the same location as the float being replaced. • The proposed project will not interfere with the public accessway that exists immediately inland of the seawall in this location. <p>https://documents.coastal.ca.gov/reports/2011/12/Th5a-12-2011.pdf</p>
2012		
<p>City of Newport Beach 319 E. Bay Front Permit # 5-11-220</p>	Replacement	<p><u>Project:</u> Demolish 452 square foot dock, gangway, pier approach, pier platform and remove five piles, and install new 489 square foot dock with pier approach, pier platform, gangway and new piles.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • Single-family residences with docks characterize the subject site and the surrounding area. • There are adjacent docks in the vicinity with overall little variation in the length as the proposed dock.

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		<ul style="list-style-type: none"> Coastal public access is available immediately adjacent to the site. https://documents.coastal.ca.gov/reports/2012/1/W6b-1-2012.pdf
<p>City of Long Beach 5815 Corso di Napoli, Naples Island Permit # 5-11-107</p>	<p>Replacement</p>	<p><u>Project:</u> Remove floating boat dock and gangway and replace with new same-sized dock and gangway in same location.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> The proposed project is in Alamitos Bay, situated between the bay's vertical seawall and the City Pierhead Line. The proposed project will not interfere with the public accessway that exists immediately inland of the seawall in this location. https://documents.coastal.ca.gov/reports/2012/6/Th5a-6-2012.pdf
<p>City of Newport Beach 2222 Channel Road Permit # 5-12-178</p>	<p>New</p>	<p><u>Project:</u> New pier and pier platform, gangway, floating dock, and piles.</p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> The proposed project will not have an adverse effect on public access. Neither vertical nor lateral public access exists on the subject property. In addition, there is no established lateral public access in the vicinity. There is no public walkway in this area of the Balboa Peninsula. The area seaward of the bulkhead (where the proposed piers/docks are to be located) is public tidelands. However, at this site there is generally no sandy beach exposed (even during low tides) where the public could laterally traverse the area in front of the bulkhead. This is unlike other areas in Newport Beach where there is sandy beach in front of the bulkhead during certain periods

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		<p>of time which do allow lateral traversal (e.g. Lido Isle, Balboa Island, among others). Thus, the placement of the pier and dock near to the bulkhead is not expected to impact public access.</p> <ul style="list-style-type: none"> • Adequate public access exists nearby. <p>https://documents.coastal.ca.gov/reports/2012/11/Th18b-s-11-2012.pdf</p>
2013		
<p>City of Long Beach <i>Naples Seawall Repair Project - Phase 1</i> Application # 5-11-085</p>	<p>Removal of existing docks as part of a Sea Wall Repair Project.</p>	<p><u>Project:</u> Repair an existing and deteriorating seawall along the Alto Canal. The project included the placement of new sheet pile seawalls on the waterside of an existing concrete seawall and an increase in fill on public trust lands. To implement the project, existing private dock floats, access platforms and gangways needed to be disconnected and removed. None of these docks were attached with piles to the floor of the canal.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • A public enhancement plan (outside of the project site) with a public participation process was required. The plan included the development of a new five-foot wide ADA accessible public walkway in the City's right-of-way and wayfinding signage, and removal of private encroachments in the area. • A minimum six-foot wide sidewalk on both sides of the canal (the project site) along the entire project site, as well as public benches must be developed.

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		<ul style="list-style-type: none"> • The City shall submit a feasibility study for providing public access directly into the water (e.g., stairs, gangway or ramp) as part of the next phase on the seawall repair project. • The City, as trustee, has historically allowed for private residential docks in Alamitos Bay (approximately 560 boats). The City must institute a lease program for these docks, Leases must be limited term and all money generated must be put back into tidelands. Additionally, the width of residential docks must be reduced by 2023, they may only be placed parallel to the seawall and no gangways shall extend past the floating dock. <p>https://documents.coastal.ca.gov/reports/2013/10/W15a-10-2013.pdf</p>
<p>City of Newport Beach 201-205 Carnation Avenue Application # 5-12-214</p>	<p>Replacement</p>	<p><u>Project:</u> Demolition of existing wood pier, gangway, piles and floating dock and construction of a new floating dock supported by new guide piles, new gangway, new 140 square foot pier/gangway platform, and new wood pier to be shared for a condominium development.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The subject site already is developed with a private residential dock structure. Direct public access from the street to the bay is not currently available on site, however, is available nearby. • CCC required a decrease in the size of the new facility to reduce shading impacts. • The CCC is not authorizing any new development in open coastal waters that would obstruct public use of or access to those waters. Here, the replacement would not impede

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		<p>navigation and as adequate public access to the bay exists nearby, the CCC finds that the proposed project is consistent with the Coastal Act.</p> <p>https://documents.coastal.ca.gov/reports/2013/2/W19f-2-2013.pdf</p>
<p>City of Newport Beach 6 Balboa Coves Application # 5-12-240</p>	<p>Replacement</p>	<p><u>Project</u>: Remove and relocate existing dock float to a point five additional feet outward from the sea wall and reposition the existing gangway. Except for the relocation, no change will be made to the existing dock and pier platform.</p> <p><u>Justification</u>:</p> <ul style="list-style-type: none"> • No new water coverage. Total amount of water coverage would remain the same at 380 square feet and existing site would be restored. • The relocated position of the dock remains consistent with the location and pattern of dock development in the vicinity of the project site. • Public access is provided nearby. <p>https://documents.coastal.ca.gov/reports/2013/4/W5c-4-2013.pdf</p>
<p>City of Newport Beach 823 Via Lido Soud Application # 5-12-311</p>	<p>Replacement</p>	<p><u>Project</u>: Remove existing approach, gangway, pier platform and piles, and relocate the pier platform to a point adjacent to and parallel with the bulkhead; install a new gangway and dock extension. Raise the pier platform to the same height as the top of the bulkhead.</p> <p><u>Justification</u>:</p> <ul style="list-style-type: none"> • CCC required modification to the project to relocate the pier platform away from the bulkhead to a point where it will not adversely impact public access and recreational opportunities along public tidelands and where it is less likely

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		<p>to be used for a nonboating-related purpose. Modification of the project is necessary because the proposed design would privatize the use of the public tidelands, create greater impediments for access to and along public tidelands and would essentially serve to expand the private patio of the applicant's residence and serve no clear boating-related use.</p> <ul style="list-style-type: none"> • Although the placement of private boat docks systems on public tidelands has been found by the City to be consistent with the tidelands grant, it is important to assure that such boat dock systems and additions thereto are not being placed in a location that would adversely impact public access to and along the shoreline and public use of recreational waters. • There is no direct public pedestrian access to public tidelands through the private residential lot at the subject site, but it is available nearby. • Although a single addition of a pier platform may not seem to create significant adverse impacts, the cumulative adverse effect of allowing the placement of such pier platforms in this configuration along the bulkhead will add up over time. It should be remembered that there are hundreds of private residential boat dock systems in Newport Harbor. If each were permitted to install similarly designed pier systems it would increase adverse impacts upon public access. <p>https://documents.coastal.ca.gov/reports/2013/6/Th15b-6-2013.pdf</p>
<p>City of Newport Beach 1411 North Bayfront Application # 5-13-106</p>	<p>Replacement</p>	<p><u>Project:</u> Demolish existing 662 square foot dock system and all existing piles and install new 336 square foot floating dock, gangway, and 120 square foot pier platform.</p>

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		<p><u>Justification:</u></p> <ul style="list-style-type: none"> • The project is consistent with the existing development pattern of boat docks in the area and is consistent with the city's harbor permit policy. • As the site is on Balboa Island, coastal public access to Newport Bay is available to pedestrians along a public boardwalk surrounding the island. There is also a public beach between the bulkhead and bay waters. As proposed, the pier platform will be located 35' out into the bay waters thereby creating less of an impediment to public access along the public beach. Additionally, the Grand Canal is immediately adjacent to the subject site providing public access to and from Balboa Island. <p>https://documents.coastal.ca.gov/reports/2013/7/Th5b-7-2013.pdf</p>
<p>City of Newport Beach 23 Linda Isle Application # 5-13-221⁶</p>	<p>Replacement</p>	<p><u>Project:</u> Demolition of an existing 1,097 square foot dock system and installation of a 571 square foot floating dock, 140 square foot pier platform and gangway.</p>

⁶ Comparable dock/pier replacements with similar justifications were permitted by CCC over the years for 81 Linda Isle, 22 Linda Isle, 104 Linda Isle, 88 Linda Isle in the City of Newport Beach. (see <https://documents.coastal.ca.gov/reports/2013/8/W5b-8-2013.pdf>; <https://documents.coastal.ca.gov/reports/2015/6/th5a-6-2015.pdf>; <https://documents.coastal.ca.gov/reports/2016/6/w7a-6-2016.pdf>; <https://documents.coastal.ca.gov/reports/2018/12/W10a/W10a-12-2018-report.pdf>) Often, the CCC in approving the replacements also stated that it is not authorizing any new development in open coastal waters that would obstruct public use of or access to those waters.

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		<p><u>Justification:</u></p> <ul style="list-style-type: none"> • Large single-family residences with large private docks characterize the subject area and the surrounding sites on Linda Isle. • The proposed development consisting of demolition and replacement of a floating dock system on an existing developed residential lot and will not affect the existing public access conditions. • In this case, at this site, there is no concern regarding public access as Linda Isle is a gated community with no public access to the Isle from the land side. There is no sandy beach area in front of the subject site, therefore, the placement of a pier platform and support piles adjacent to the bulkhead would not create an impediment to public access as there is no opportunity for the public to walk upon the public tidelands in front of this site. • The new dock, in this case, creates no more of an impediment to use public waters than the existing one does. • There is an existing significant pattern of development with the platforms up against the bulkhead. Thus, the construction of a platform at this site and in this location (against the bulkhead) would not be establishing a new pattern of development (nor create an adverse public access condition, as previously mentioned). <p>https://documents.coastal.ca.gov/reports/2013/8/W5c-8-2013.pdf</p>
City of Newport Beach 3322 & 3324 Via Lido Application # 5-13-101	Replacement	<p><u>Project:</u> Remove existing floating dock and gangway that is shared with the neighboring condominiums and construct a new dock with a</p>

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		<p>pier approach, pier platform, gangway, dock finger, two dock sections, and a dock knee.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The project site is located in an area of the City of Newport Beach that is characterized as having private docks and limited public access to the harbor. • The proposed development consists of removal and replacement of a floating dock system adjacent to two existing developed residential lots and will not affect the existing public access conditions. <p>https://documents.coastal.ca.gov/reports/2013/10/W7b-10-2013.pdf</p>
2014		
<p>City of Newport 1509 East Bay Ave Application # 5-13-0962-A1</p>	<p>Replacement</p>	<p><u>Project:</u> Remove an existing residential W shape pier and replace with an “I” shaped combined boat dock system (one for each lot – 2 lots that were recently subdivided) – proposed 2 boat docks that extend from the residential property line over tidelands to the water.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • CCC revised the project plans requiring in-kind or redesigned single dock system or remove the existing docks and construct one new dock on the common lot line. • A single shared dock system for the two parcels would be allowed, which avoids proliferation of such piers and docks every time a lot is subdivided. It also lessens the impediments to public access along the shoreline of Newport Bay.

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		<ul style="list-style-type: none"> To be minimum six-foot clearance to allow the public to walk under the pier to provide “unimpeded” lateral access.
City of Newport Beach 107 Harbor Island Road Application # 5-13-0582	Replacement	<p><u>Project</u>: Remove existing dock and construct new dock with same number of concrete piles, and replace existing gangway with new gangway.</p> <p><u>Justification</u>:</p> <ul style="list-style-type: none"> Single-family residences with private docks characterize the site and the surrounding area. Public access does not currently exist but is located nearby. <p>https://documents.coastal.ca.gov/reports/2014/1/W6a-1-2014.pdf</p>
City of Newport Beach 836 Harbor Island Drive Application # 5-14-0188	Replacement	<p><u>Project</u>: Removal and replacement of a 509 square foot floating dock, removal and replacement of piles, and re-decking of gangway.</p> <p><u>Justification</u>:</p> <ul style="list-style-type: none"> Single-family residences with docks characterize the subject site and the surrounding area. The existing single-family residence and the existing dock were approved in 1975. <p>https://documents.coastal.ca.gov/reports/2014/4/F7b-4-2014.pdf</p>
City of Morro Bay Held Harbor Center Application # 3-13-006	New Dock Associated with Development	<p><u>Project</u>: Remodel of an existing visitor-serving development, including construction of a new retail unit, modification of a lateral harbor-side access way, and installation of a new private floating dock.</p> <p><u>Justification</u>:</p>

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		<ul style="list-style-type: none"> • Projects of this nature are only allowed where they provide for maximum public access and recreational opportunities. • To maximize public access in this important visitor serving recreation area located over public tidelands, the CCC has typically required general public access (i.e. not just access for boat users) to dock additions. A floating dock brings the public into closer proximity to the water, from which the public can experience the bay at water level and from a unique perspective. Thus, the proposed project is inconsistent with the Coastal Act because its proposed exclusion of the general public from accessing coastal waters does not maximize access to publicly-owned tidelands. • The floating dock can only be found Coastal Act consistent if it is clearly available for general public access (at a minimum during daylight hours) and/or commercial fishing use, if any boat dock fees are minimized, and if residential boating use is prohibited for the boats that use the dock. With respect to this last issue, although no residential use of the dock is proposed, the CCC is aware that in some areas along the coast, slip space has been used for residential purposes. Residential use of the proposed dock is not consistent with Coastal Act, which requires that the proposed dock can only be approved if it provides for maximized boating and public access opportunities. Additionally, the Coastal Act requires that additional berthing space in harbors be limited to recreational (not residential) boating use. • Project is conditioned so that the public can access the dock during daylight hours, residential use of boats moored at the dock are prohibited, wayfinding signage must be installed, and low dock fees must be established.

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		https://documents.coastal.ca.gov/reports/2014/10/F17a-10-2014.pdf
2016		
City of Ventura 3075 Seaview Avenue (Ventura Keys Waterway) Application # 4-15-1795 ⁷	Replacement	<p><u>Project</u>: remove existing 280 square foot concrete dock, gangway, and stiffleg, and replace with new 280 square foot concrete dock, gangway, and two new concrete piles.</p> <p><u>Justification</u>:</p> <ul style="list-style-type: none"> • The area is already fringed with private recreational boat docks associated with residential development. • The sides of the waterways are bounded by private easements reserved for boat docks for more than 300 adjacent waterfront residential parcels. • The proposed project discloses no conflicts with any of the policies of the City's LCP, including those policies regarding marine habitat, shoreline access, and recreation. <p>https://documents.coastal.ca.gov/reports/2016/1/Th6a-1-2016.pdf</p>
City of Newport Beach 928 & 930 East Balboa Boulevard Application # 5-15-2106	Replacement	<p><u>Project</u>: Replace existing 1,080 square foot dock system served by one gangway and pier platform with a 1,258 square foot dock system with a single shared pier.</p> <p><u>Justification</u>:</p>

⁷ A similar CDP with the same justification was issued for 2965 Surfrider Avenue in the City of Ventura. (See <https://documents.coastal.ca.gov/reports/2016/1/Th6b-1-2016.pdf>).

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		<ul style="list-style-type: none"> • The applicants originally proposed a dock system with two separate piers, platforms, and gangways to a shared dock float consisting of two boat slips. • CCC required removal of the second gangway to decrease shading impacts. • The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. <p>https://documents.coastal.ca.gov/reports/2016/6/w8a-6-2016.pdf</p>
2017		
<p>City of Long Beach 450 E. The Toledo, Alamitos Bay Application # 5-17-0451</p>	<p>Replacement</p>	<p><u>Project:</u> Remove 837 square foot u-shaped float dock and replace with 907 square foot u-shaped float dock, install two new 14-inch concrete piles, relocate two concrete piles, and reuse gangway.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The CCC is not authorizing any new development in open coastal waters that would obstruct public use of or access to those waters. The replacement dock meets this requirement. • There is no direct public pedestrian access to public tidelands through the subject site as it is a private residential property with a private dock. • The project is conditioned to require the payment of a mitigation lease fee to the City to improve tidelands. <p>https://documents.coastal.ca.gov/reports/2017/8/f5b/f5b-8-2017-report.pdf</p>

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<p>City of Long Beach 5803 Corso di Napoli, Alamitos Bay Application # 5-17-0530</p>	<p>Replacement</p>	<p><u>Project:</u> Remove and replace in-kind a 335 square foot floating dock using two existing concrete piles.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The CCC is not authorizing any new development in open coastal waters that would obstruct public use of or access to those waters. The replacement dock meets this requirement. • There is no direct public pedestrian access to public tidelands through the subject site as it is a private residential property with a private dock. • The project is conditioned to require the payment of a mitigation lease fee to the City to improve tidelands. <p>https://documents.coastal.ca.gov/reports/2017/8/f5a/f5a-8-2017-report.pdf</p>
<p>City of Newport Beach 2495 Ocean Boulevard, Corona del Mar Application # 5-17-0526</p>	<p>Replacement</p>	<p><u>Project:</u> Construct pier and remove 1,080 square foot dock float and replace with 1,138 square foot dock float and install a gangway.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The pier/dock is similar to the docks in the adjacent area and consistent with past CCC issued permits. • There is no direct public pedestrian access to public tidelands through the subject site as it is a private residential property with a private dock. The project does not result in adverse impacts to public access. <p>https://documents.coastal.ca.gov/reports/2017/8/w7b/w7b-8-2017-report.pdf</p>

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
<p>City of Newport Beach 1222 E. Balboa Boulevard Application # 5-16-1130</p>		<p><u>Project:</u> Removal of rectangular dock float and replacement with slightly larger “L” shaped dock using two existing concrete piles and installing one new pile. No changes to the existing pier or gangway.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • While the project results in bayward encroachment and increased water coverage, it would be generally consistent with the size of docks in the adjacent area, is consistent with past CCC issued permits and there are no proposed impacts to eelgrass. • The dock will be used for boating related purposes to serve as single-family residential development, which is consistent with the surrounding area characterized by single-family residences and associated private boat dock systems. • There is no direct public pedestrian access to public tidelands through the subject site as it is a private residential property with a private dock. Other public access is located near-by. <p>https://documents.coastal.ca.gov/reports/2017/8/w7a/w7a-8-2017-report.pdf</p>
<p>City of Newport Beach 3506 Marcus Avenue Application # 5-17-0196⁸</p>	<p>Replacement</p>	<p><u>Project:</u> Relocate an existing float dock to accommodate berthing of an additional vessel, and reuse the existing gangway.</p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • The development is similar to the docks in the adjacent area and is consistent with past CCC issued permits.

⁸ A comparable CDP with a similar justification was issued for 3406 Marcus Avenue in the City of Newport Beach. (See <https://documents.coastal.ca.gov/reports/2018/12/W9a/W9a-12-2018-report.pdf>.)

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
		<ul style="list-style-type: none"> There is no direct public pedestrian access to public tidelands through the subject site as it is a private residential property with a private dock. However, public access to tidelands is available nearby. <p>https://documents.coastal.ca.gov/reports/2017/7/th5a/th5a-7-2017-report.pdf</p>
<p>City of Newport Beach 108 Via Lido Nord⁹ Application # 5-17-0421</p>	<p>Replacement</p>	<p><u>Project:</u> Removal of dock float and three concrete piles and replacement with new floating dock and installation of four concrete piles. No change to existing pier approach platform and gangway.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> The proposed development is consistent with the City's LCP. The proposed development would continue to preclude the general public from utilizing the public water area underneath the dock for recreation or navigational purposes. The replacement will not have any new adverse impact on public access to the coast or to nearby recreational facilities. There is no direct public pedestrian access to public tidelands through the private residential lot at the subject site. There is no sandy beach area in front of the subject site, therefore, in this case, the placement of a dock system beyond the bulkhead would not create an impediment to public access

⁹ A comparable dock/pier replacement with a similar justification was permitted by CCC for 720 Via Lido Nord in the City of Newport Beach with the added justification that there is an existing significant pattern of development of private residential docks. Thus, the proposed dock replacements in these locations would not establish a new pattern of development (nor create a new adverse public access condition). Moreover, projects similar to the replacement piers/dock in the adjacent area exist and the permit is consistent with past CCC action. (See <https://documents.coastal.ca.gov/reports/2017/5/f7c/f7c-5-2017-report.pdf>.)

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
		<p>as there is no opportunity for the public to walk upon the land in front of the bulkhead at this site.</p> <ul style="list-style-type: none"> • There is an existing significant pattern of development of private residential docks. Thus, the proposed dock replacement at this site and in this location would not establish a new pattern of development (nor create a new adverse public access condition, as previously mentioned). <p>https://documents.coastal.ca.gov/reports/2017/7/th5d/th5d-7-2017-report.pdf</p>
<p>City of Newport Beach 820 West Bay Avenue Application # 5-17-0337</p>	<p>Replacement</p>	<p><u>Project:</u> Remove pier, float dock, gangway and piles, and replace with new smaller pier, floating dock, gangway and piles.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The area is a developed residential property with a private dock. • There is no direct public pedestrian access to public tidelands through the residential property as it is a private residential property with a private dock. However, public access may be available during low tide west of the subject site. • The proposed project, with its raised pier, will not create any new adverse impacts to public access. <p>https://documents.coastal.ca.gov/reports/2017/7/th5b/th5b-7-2017-report.pdf</p>
<p>City of Newport Beach 306 The Rialto Street Application # 5-16-1142</p>	<p>Replacement</p>	<p><u>Project:</u> Removal of an existing floating dock, gangway and piles, and replacement with a new smaller dock, gangway and piles.</p> <p><u>Justification:</u></p>

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
		<ul style="list-style-type: none"> • The area is a developed residential property with a private dock. • There is no direct public pedestrian access to public tidelands through the residential property as it is a private residential property with a private dock. However, public access may be available during low tide west of the subject site. <p>https://documents.coastal.ca.gov/reports/2017/6/w8a/w8a-6-2017-report.pdf</p>
<p>City of Newport Beach 7 Harbor Island Road Application # 5-16-1008</p>	<p>Replacement</p>	<p><u>Project:</u> Demolish existing gangway, pier, and dock float, and construct new floating dock, gangway and a five-foot wide pier, and install new piles.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • Public Tidelands are located bayward of the project site. A 30-foot long section of the tidelands are leased to the applicant by the County of Orange. • There is no direct public pedestrian access to public tidelands through the private residential lot at the subject site. Harbor Island is a private island, and therefore the only public access to these tidelands is from the bay. Therefore, the proposed project will not result in adverse impacts to public access. <p>https://documents.coastal.ca.gov/reports/2017/5/f8g/f8g-5-2017-report.pdf</p>
<p>City of Newport Beach 312 Evening Star Lane Application # 5-17-0130</p>	<p>Replacement</p>	<p><u>Project:</u> Remove 676 square foot floating dock and gangway, and replace with a new 636 square foot floating dock, gangway and addition of a 1 x 4 foot section to the existing 8 x 8 foot pier platform attached to the bulkhead. Replace piles.</p>

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
		<p><u>Justification:</u></p> <ul style="list-style-type: none"> • The project is consistent with the area, which is characterized by single-family residences and associated private boat dock systems. • The proposed development is consistent with the City's certified LCP. • The proposed development consisting of demolition and replacement of a private dock on an existing developed residential lot will not have any new adverse impact on public access to the coast or to nearby recreational facilities. There is no direct public pedestrian access to public tidelands through the private residential lot at the subject site. There is no sandy beach area in front of the subject site, therefore, in this case, the placement of a dock system beyond the bulkhead would not create an impediment to public access as there is no opportunity for the public to walk upon the land in front of the bulkhead at this site. • There is an existing significant pattern of development of private residential docks beyond the bulkhead. Thus, the proposed dock replacement at this site and in this location would not establish a new pattern of development (nor create a new adverse public access condition, as previously mentioned). <p>https://documents.coastal.ca.gov/reports/2017/5/f7b/f7b-5-2017-report.pdf</p>
<p>City of Newport Beach 1014 Polaris Drive Application # 5-16-1084</p>	<p>Replacement</p>	<p><u>Project:</u> Removal of a 929 square foot dock float and replace with an 800 square foot dock float that will be secured by concrete piles, and replace existing gangway.</p>

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
		<p><u>Justification:</u></p> <ul style="list-style-type: none"> • The project is consistent with the area, which is characterized by single-family residences and associated private boat dock systems. • There is no direct public pedestrian access to public tidelands through the private residential lot at the subject site. However, public access to public tidelands is available adjacent to the site at Polaris Drive Park. Therefore, the proposed project does not result in adverse impacts to public access. <p>https://documents.coastal.ca.gov/reports/2017/5/f7a/f7a-5-2017-report.pdf</p>
2018		
<p>City of Newport Beach 23 Harbor Island Application # 5-18-0094</p>	<p>Replacement</p>	<p><u>Project:</u> Removal of pier platform and 1,152 square foot dock system and gangway and replace with a 1,105 square foot dock and associated gangway.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • Harbor Island is unique because it was subject to legislative action allowing occupation of public trust tidelands for private use.¹⁰ • Harbor Island is a private community within Newport Bay that has no general public pedestrian or vehicle access.

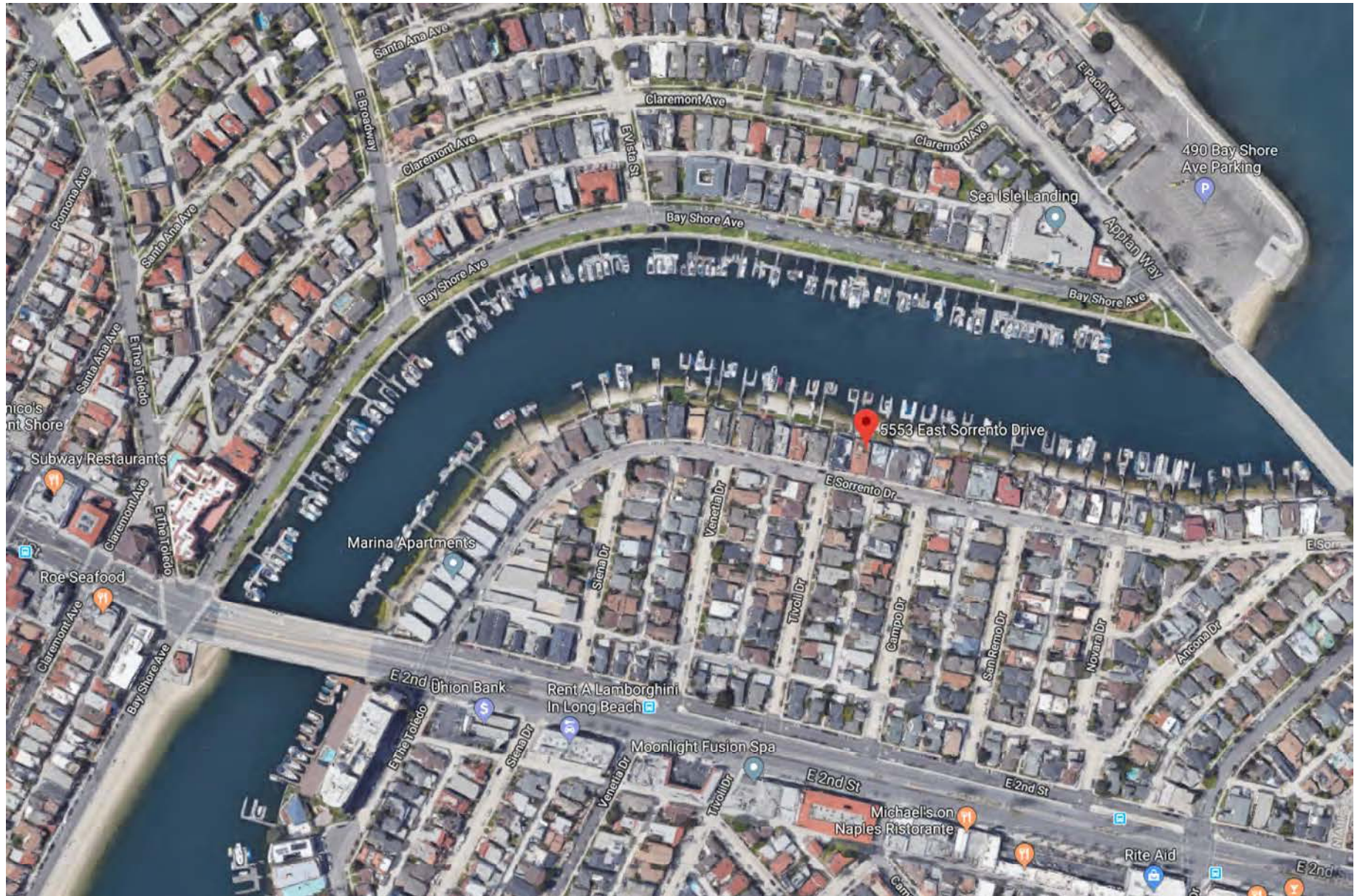
¹⁰ See Chapter 715 of Statutes 1984 (available at <https://clerk.assembly.ca.gov/sites/clerk.assembly.ca.gov/files/archive/Statutes/1984/84Vol2.PDF#page=3>).

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
		<ul style="list-style-type: none"> However, the public is able to access the beach/public tidelands area bayward of the subject site by watercraft or by swimming to the site. Therefore, except as described above with regard to future potential opening of public access to the areas currently under lease to Harbor Island property owners, the proposed development will not have a direct impact to the current public access resources to or along the public tidelands. <p>https://documents.coastal.ca.gov/reports/2018/12/w26b/w26b-12-2018-exhibits.pdf; https://documents.coastal.ca.gov/reports/2018/12/W26b/W26b-12-2018-report.pdf</p>
<p>City of Newport Beach 619 36th Street Application # 5-18-0912</p>	<p>Replacement</p>	<p><u>Project</u>: Removal of dock float, gangway and pier platform, and replacement with dock float and gangway (and relocation of concrete dock float piles).</p> <p><u>Justification</u>:</p> <ul style="list-style-type: none"> Single-family residences and associated private boat dock systems characterize the subject site and the surrounding area. There is no direct public pedestrian access to public tidelands through the private residential lot at the subject site. However, public access is available approximately 100 feet from the site, north of the project site at the Finley Avenue street-end. The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities.

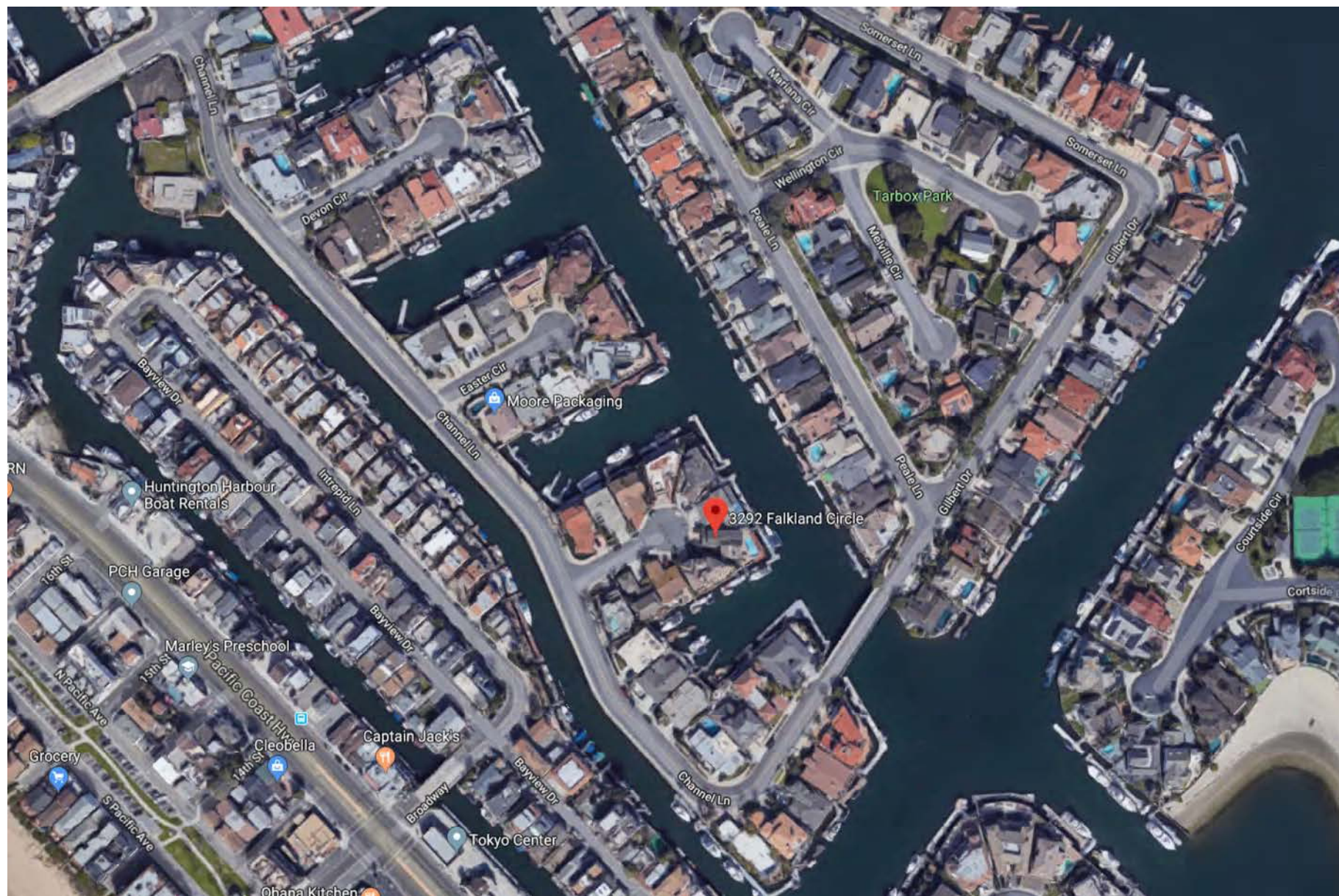
LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
		https://documents.coastal.ca.gov/reports/2018/12/W9b/W9b-12-2018-report.pdf
City of Long Beach 279 Bay Shore Avenue (Alamitos Bay) Application # 5-18-0556	Replacement	<p><u>Project</u>: Removal of a 600 square foot dock float and gangway, and replacement with a new 492 square foot dock float and gangway, including one additional pile.</p> <p><u>Justification</u>:</p> <ul style="list-style-type: none"> • The proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. • The development authorized by this permit is private use of State Tidelands but requires the applicant to participate in a dock float and pier lease program, should the City of Long Beach implement a lease program for Alamitos Bay. <p>https://documents.coastal.ca.gov/reports/2018/12/W7a/W7a-12-2018-report.pdf</p>
2019		
City of Newport Beach 1601 E. Bay Avenue Application # 5-18-0976	Replacement	<p><u>Project</u>: Demolition of an existing 974 square foot dock system consisting of a dock float, gangway, gangway lobe, pier platform and pier approach and a total of 13 piles; and construction of a 1,184 square foot new dock system consisting of a dock float, gangway, gangway lobe, pier platform and pier approach and a total of 6 new piles.</p>

LOCATION/PERMIT NO.	PROJECT (NEW/REPLACEMENT ¹)	PROJECT DESCRIPTION/COASTAL COMMISSION JUSTIFICATION/CITATION ²
		<p><u>Justification:</u></p> <ul style="list-style-type: none"> • CCC revised the project plans to reduce the water coverage by at least 180 square feet and for piles to avoid Eelgrass habitat. • Single-family residences and associated private dock systems characterize the subject site and the surrounding area. • There is no direct public pedestrian access to public tidelands through the private residential lot at the subject site. <p>https://documents.coastal.ca.gov/reports/2019/6/F11h/F11h-6-2019-report.pdf</p>
<p>City of Long Beach 64 Rivo Alto Canal Application # 5-18-0879</p>	<p>Unclear</p>	<p><u>Project:</u> Development of a 6 ft x 29 ft private floating dock in accordance with maximum dock sizes and conditions as set forth in an earlier CDP.</p> <p><u>Justification:</u></p> <ul style="list-style-type: none"> • The City of Long Beach was previously issued a CDP for a seawall repair that required removal of dock floats and associated structure and replaced those docks. The project site is part of phase 3 of the seawall replacement, which was not being implemented by the City of Long Beach. • The development is conditioned on the same dock size requirements as the previous CDP and that the development shall not interference to the public right-of-way. • The only development allowed in the public right of way is the gangway platform to the seawall, public seating and drought resistant landscaping. <p>https://documents.coastal.ca.gov/reports/2019/3/W7a/w7a-3-2019-report.pdf</p>

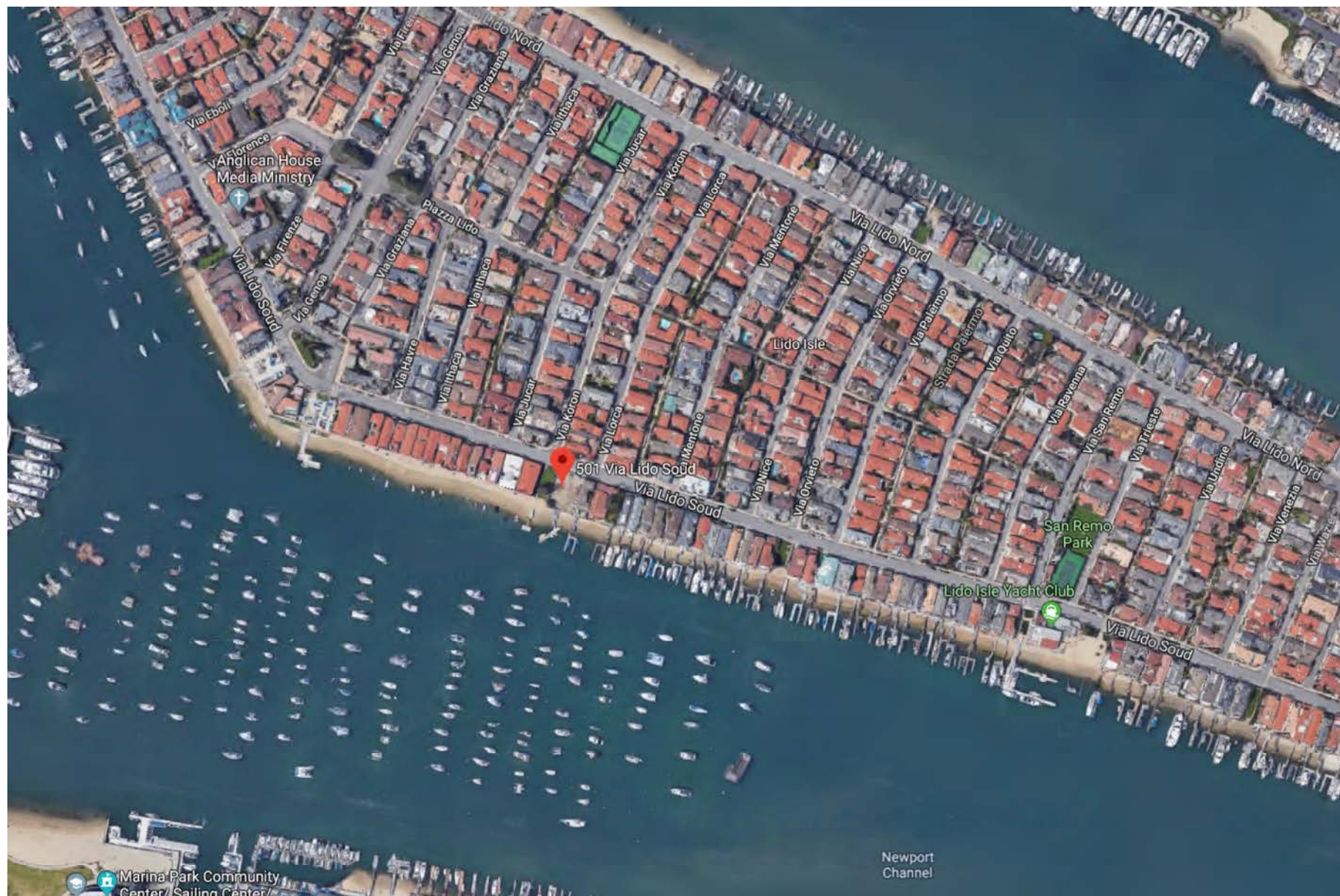
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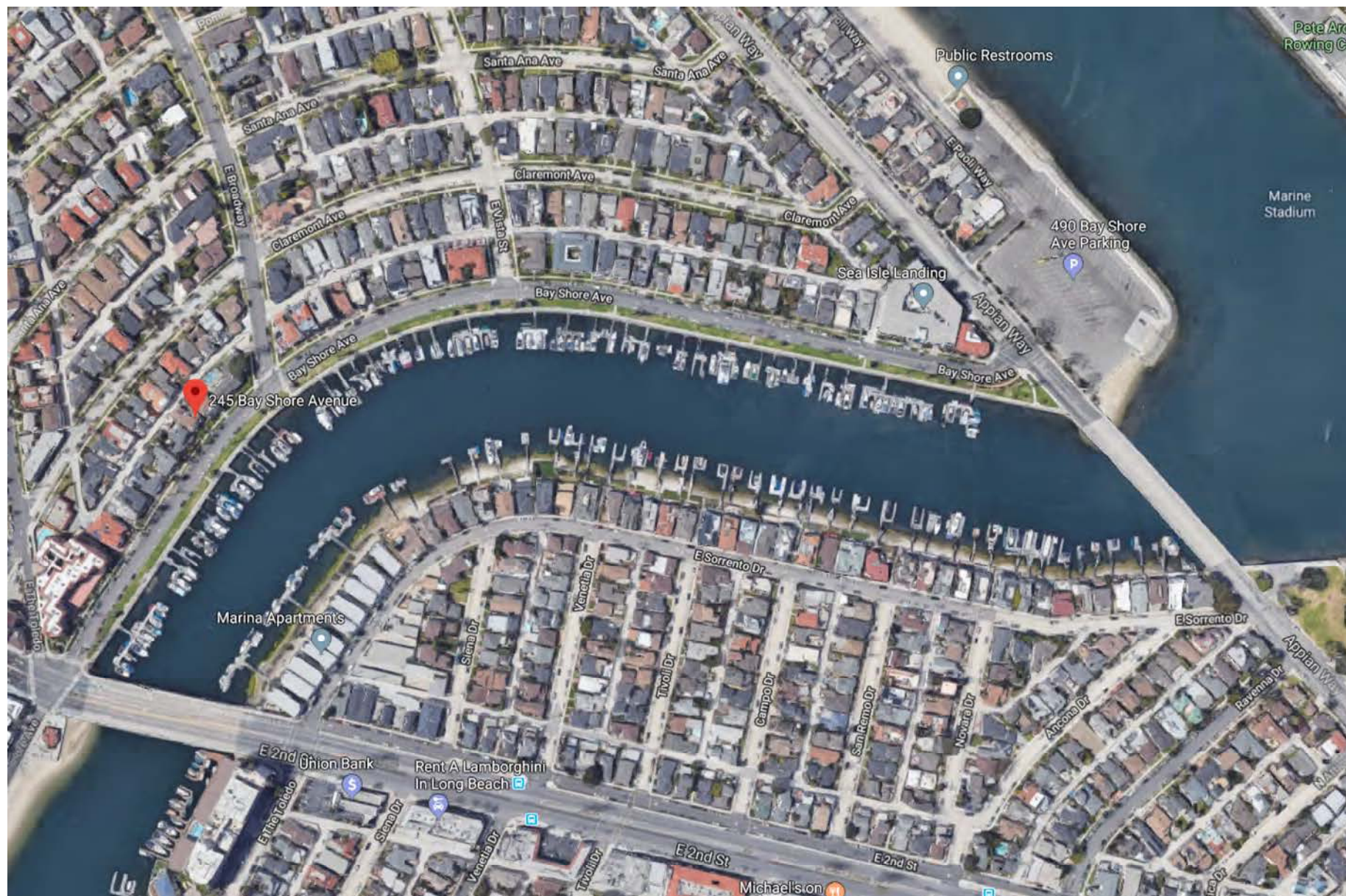
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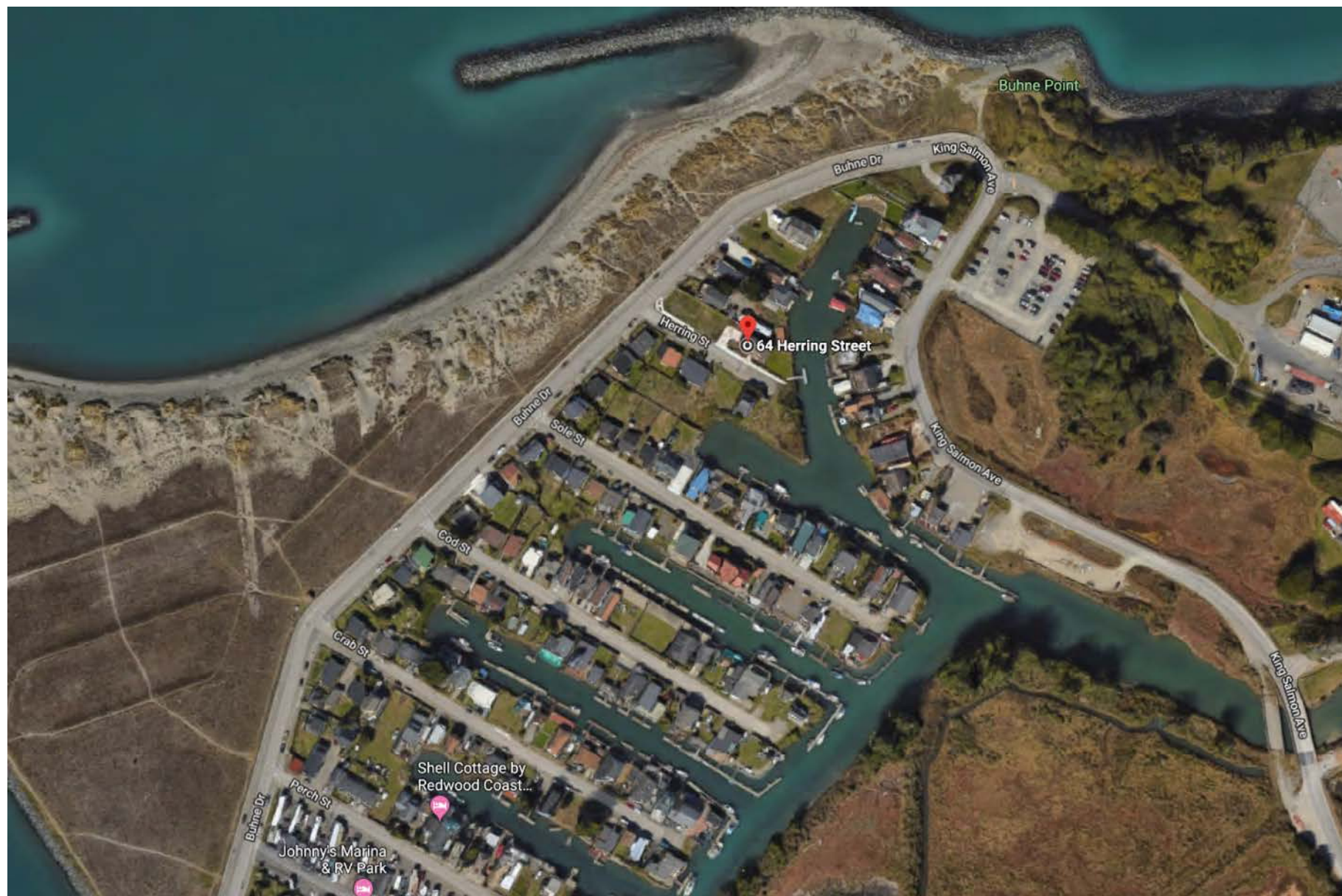
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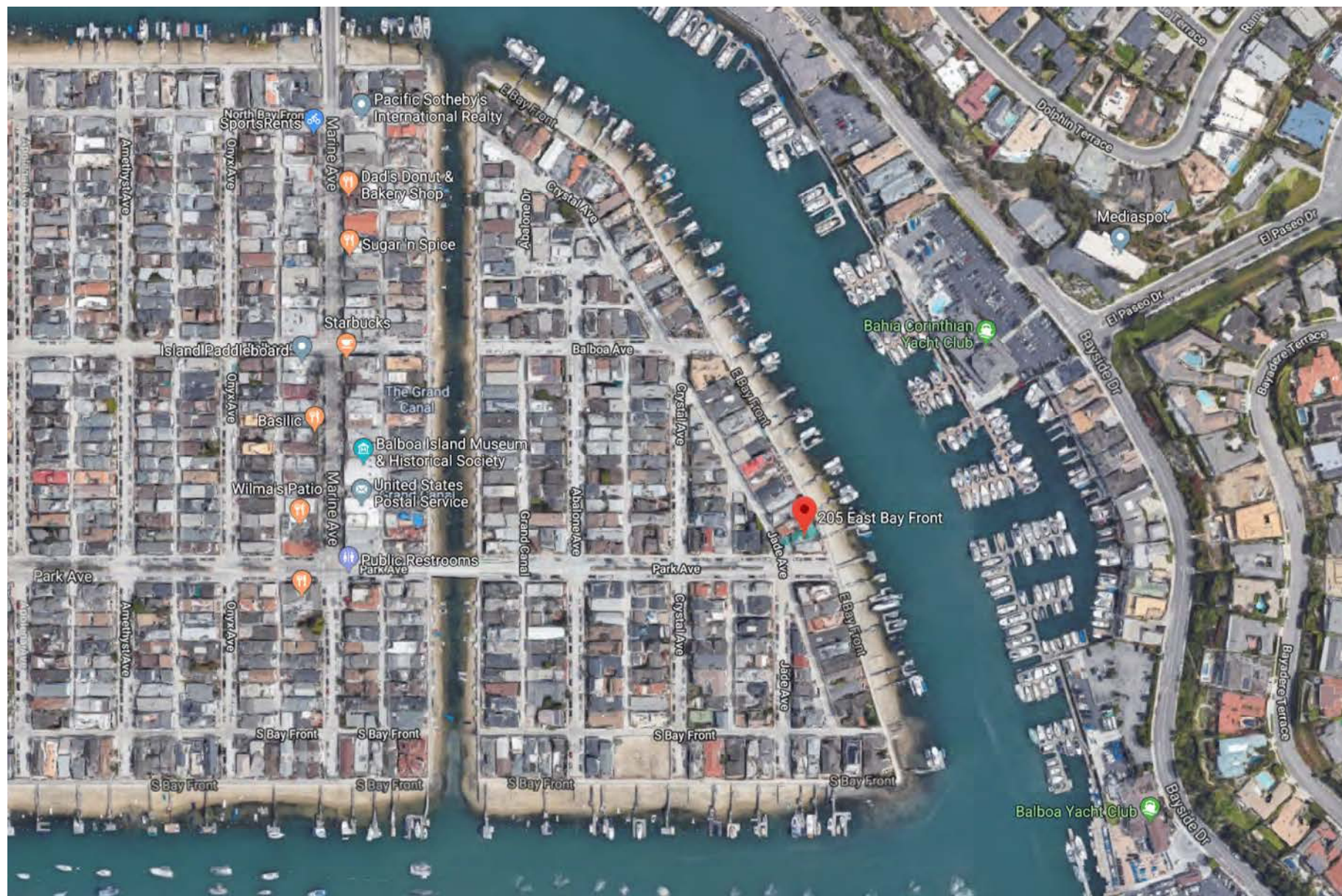
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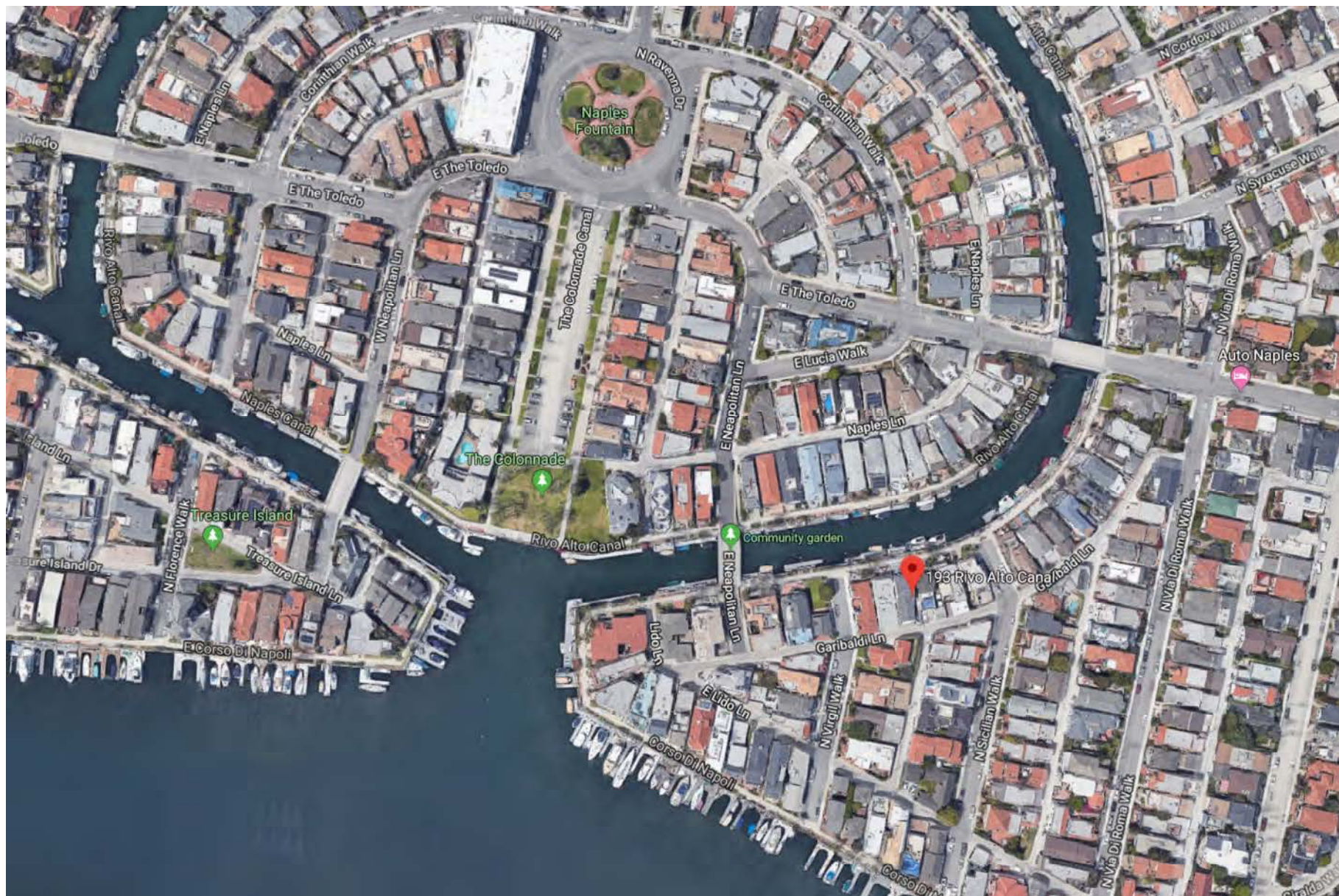
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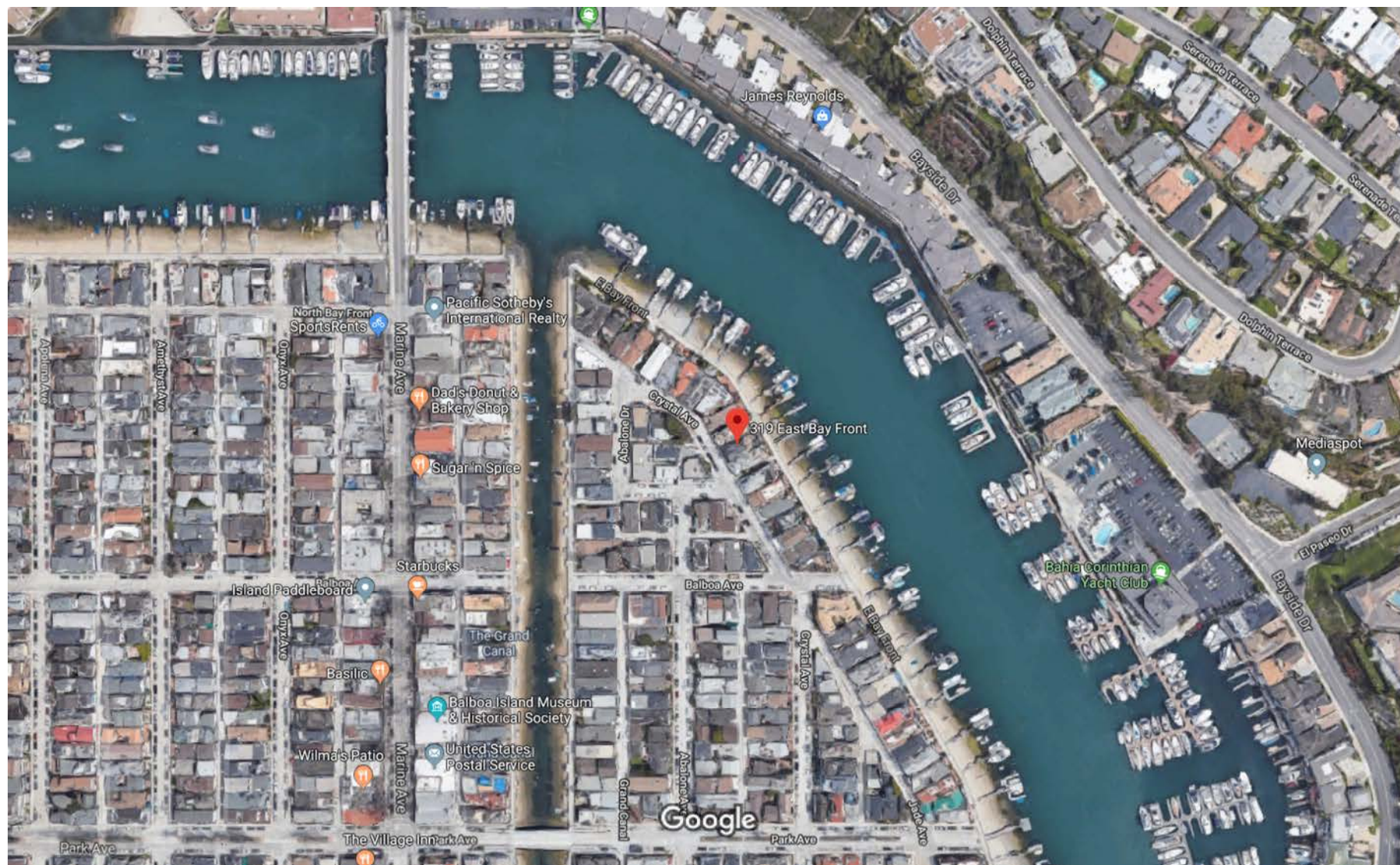
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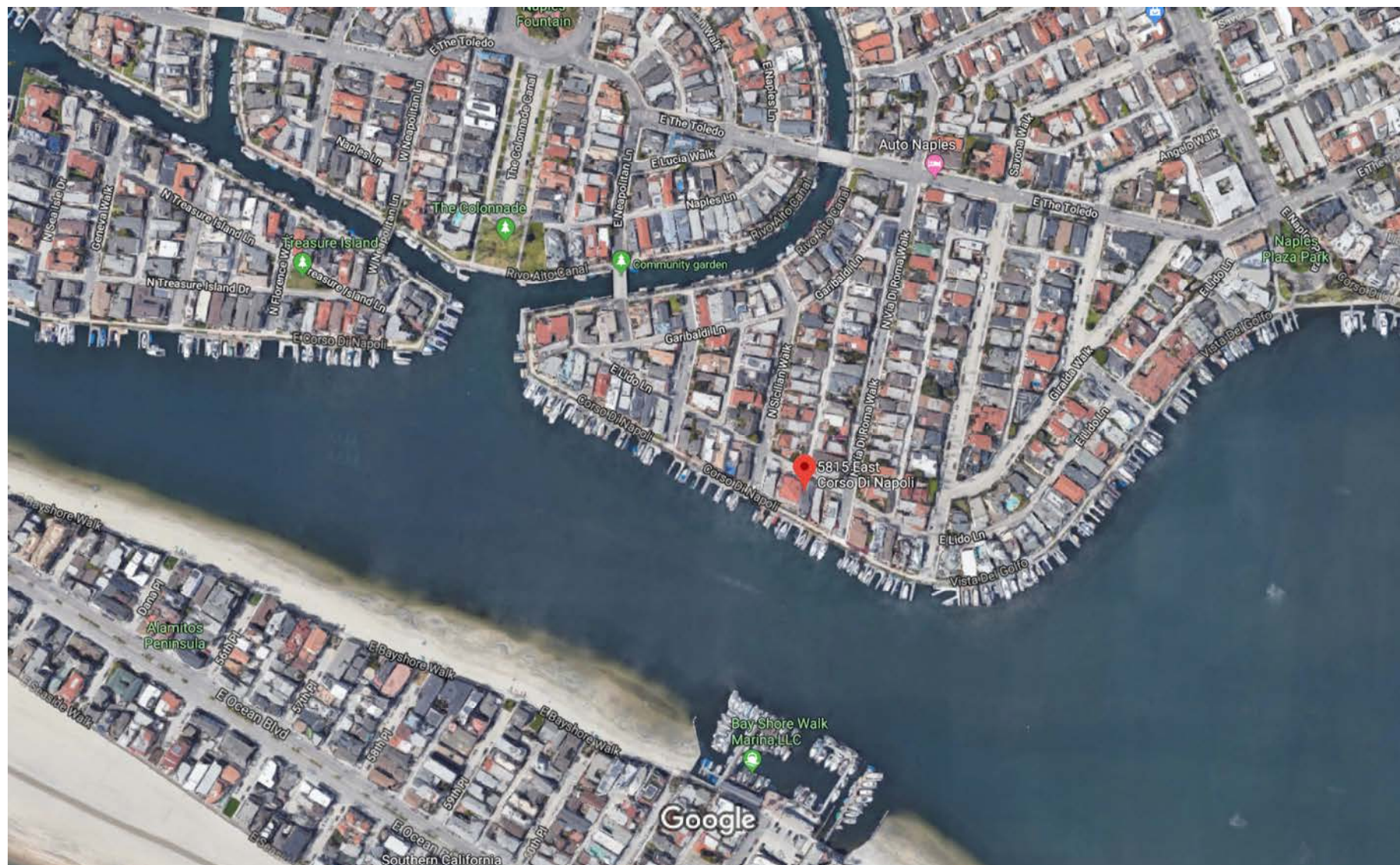
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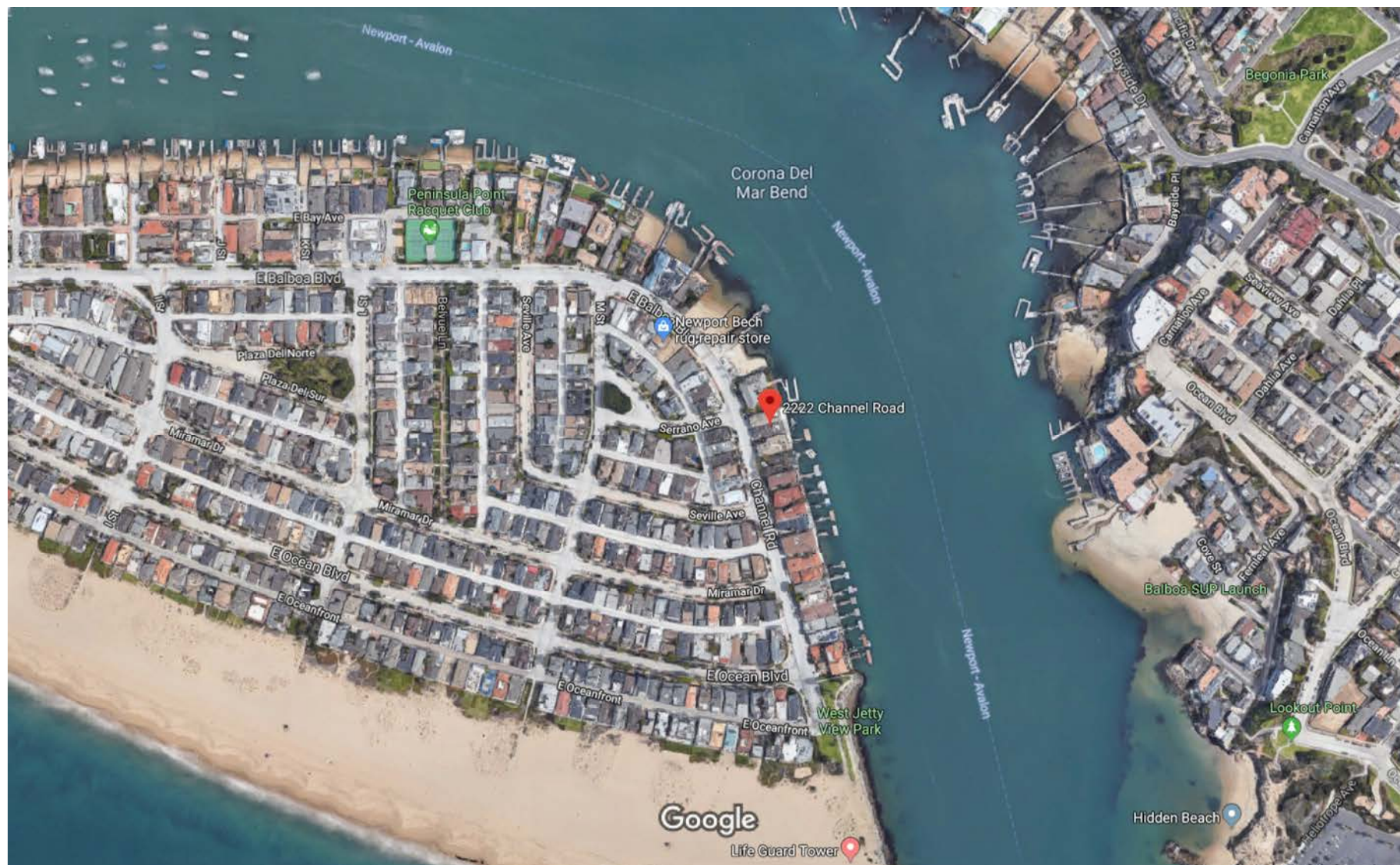
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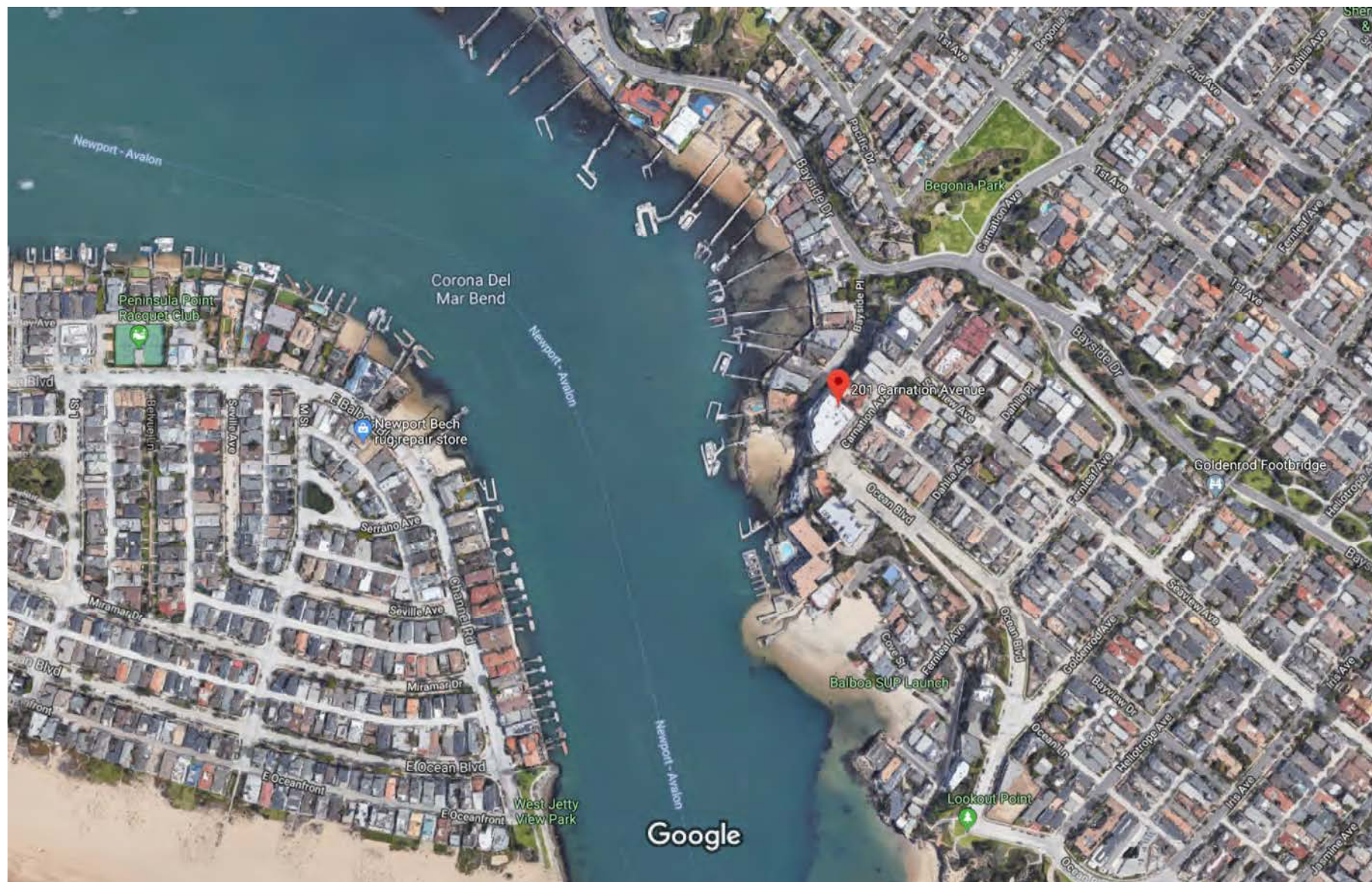
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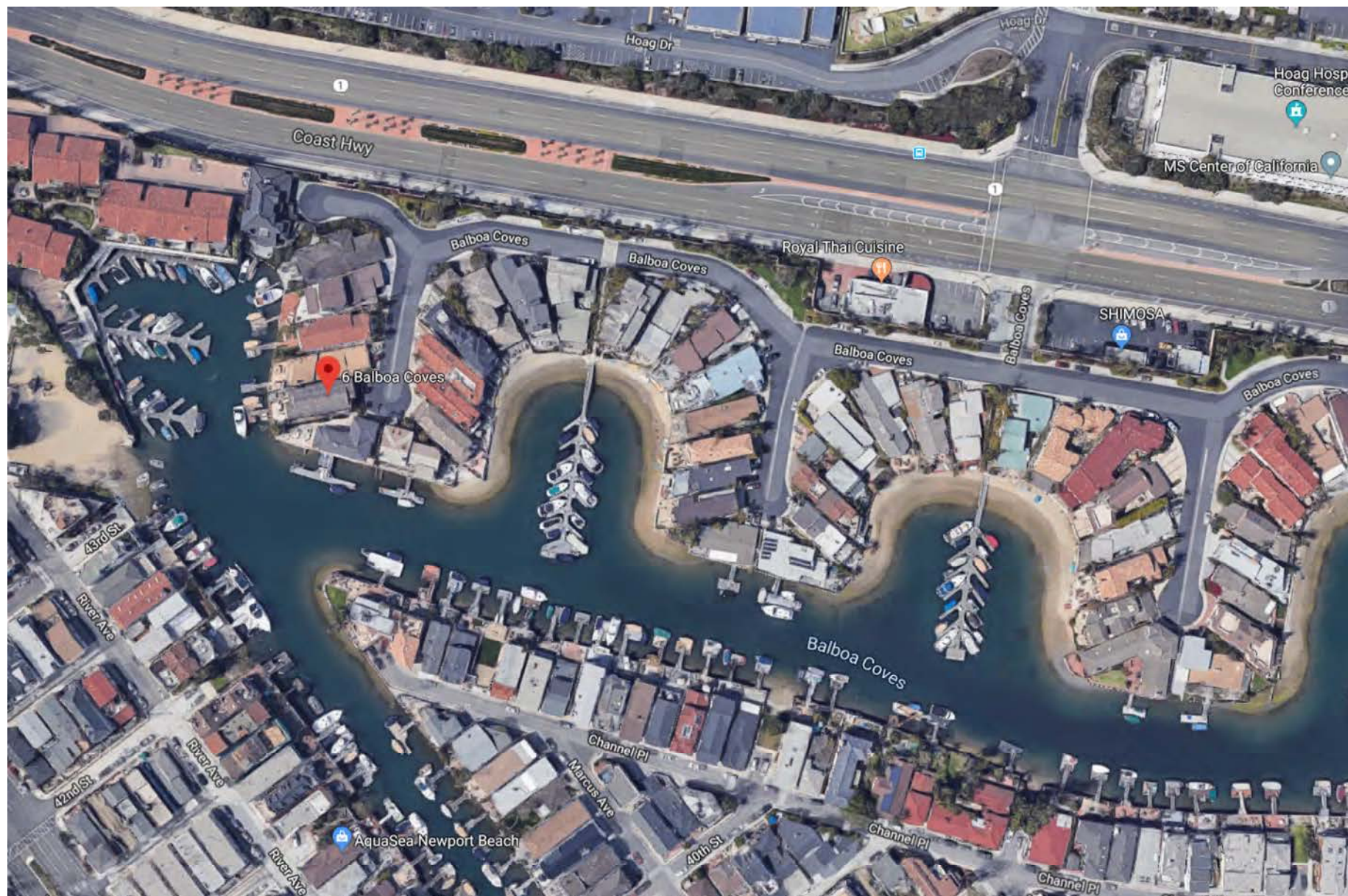
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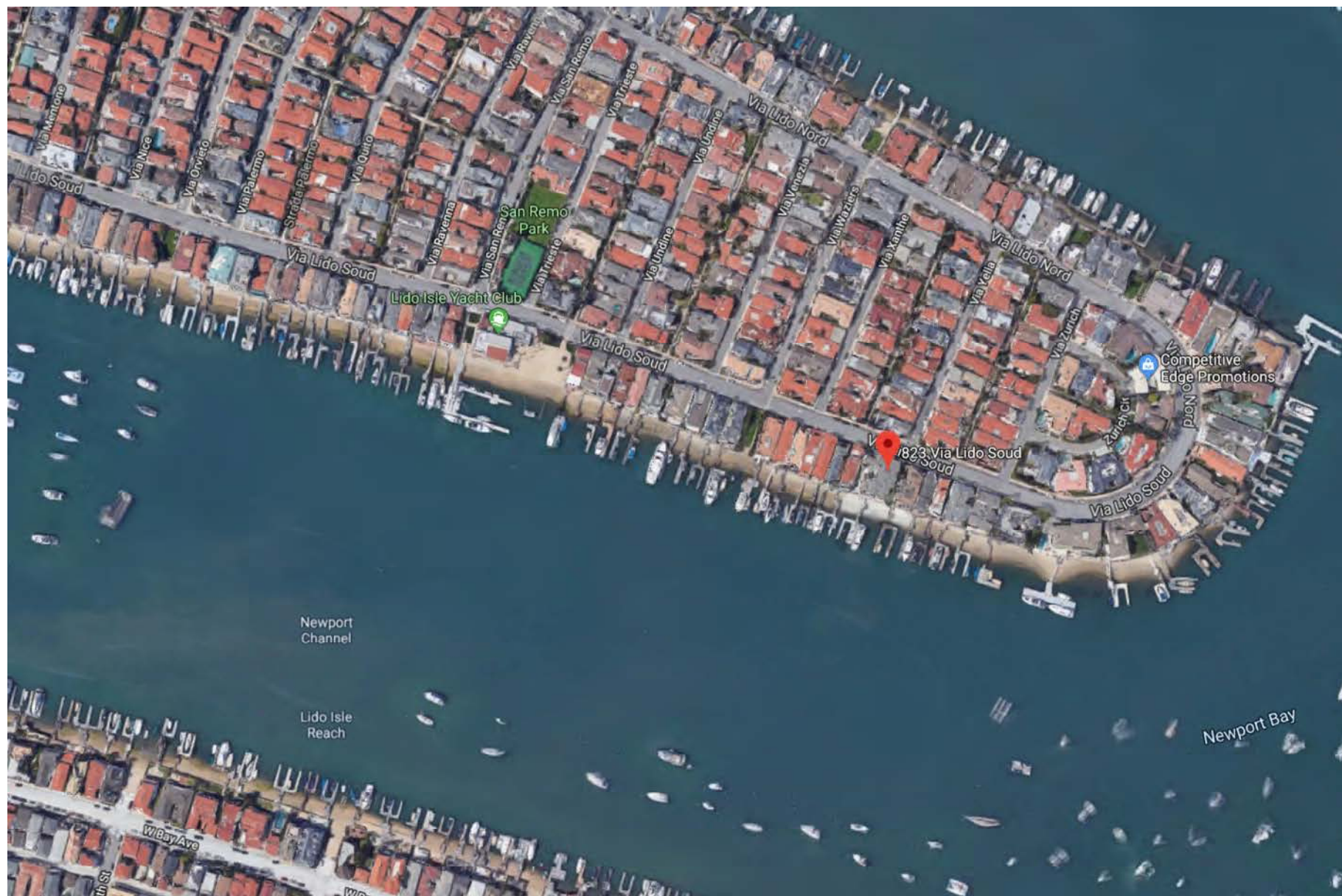
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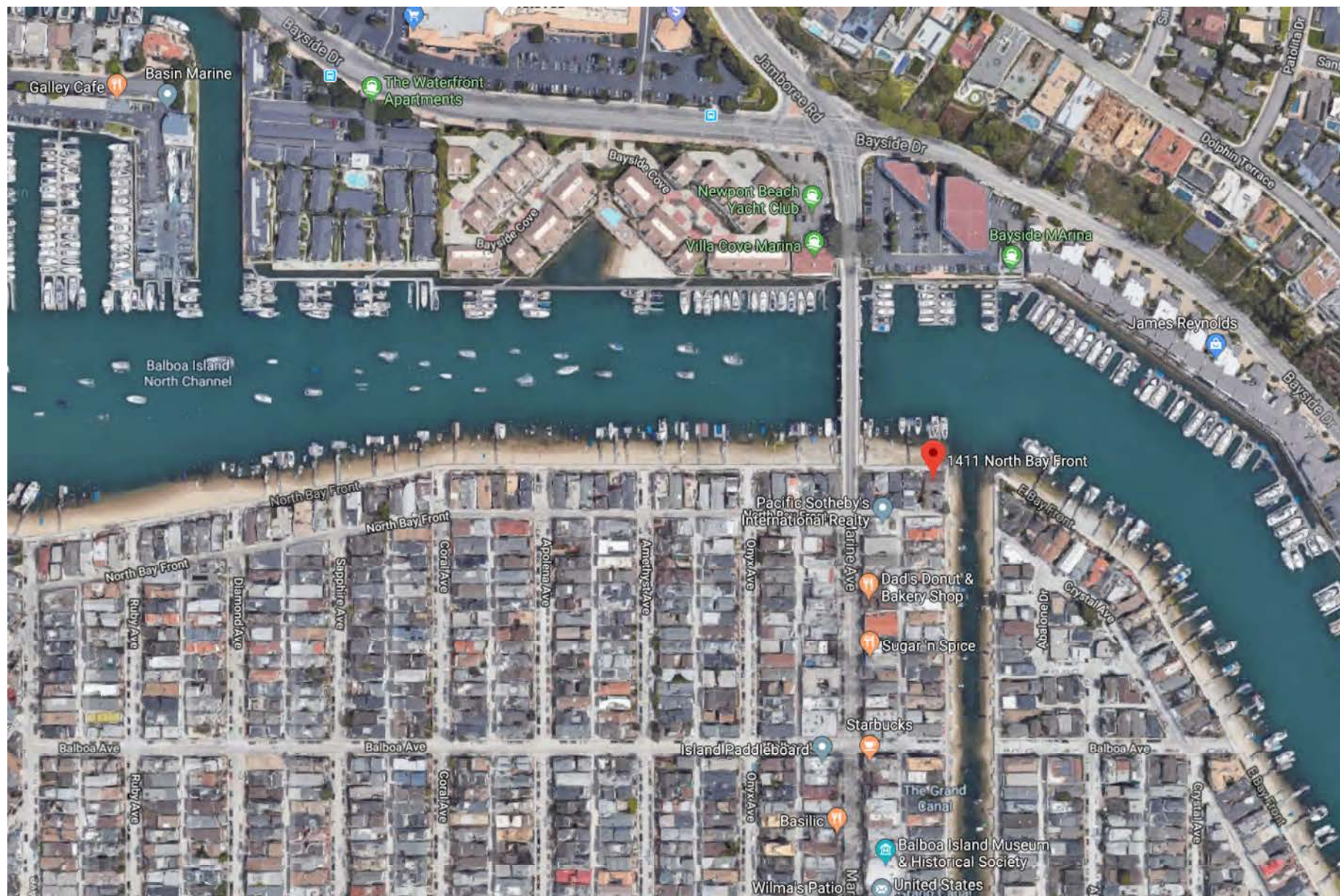
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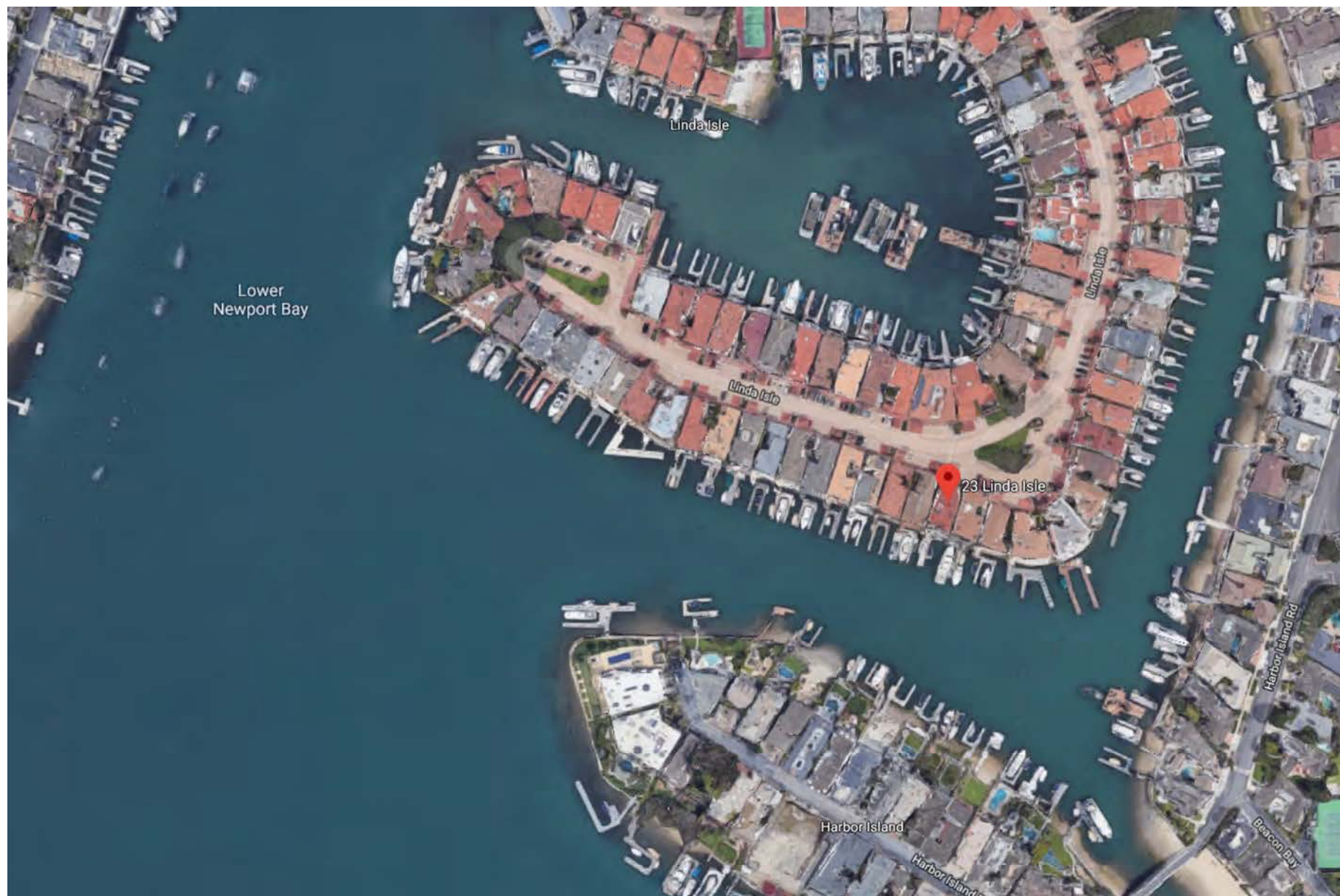
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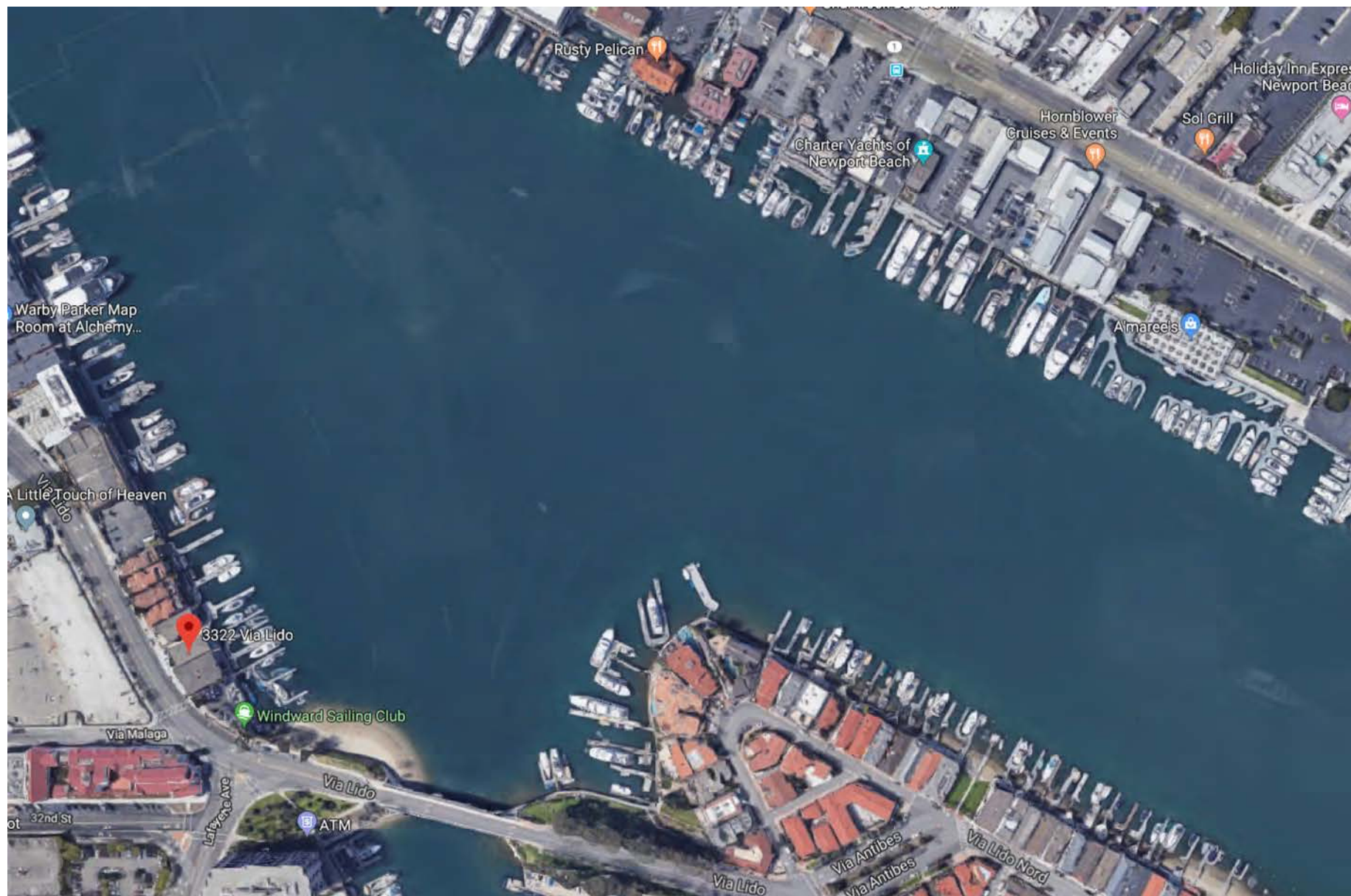
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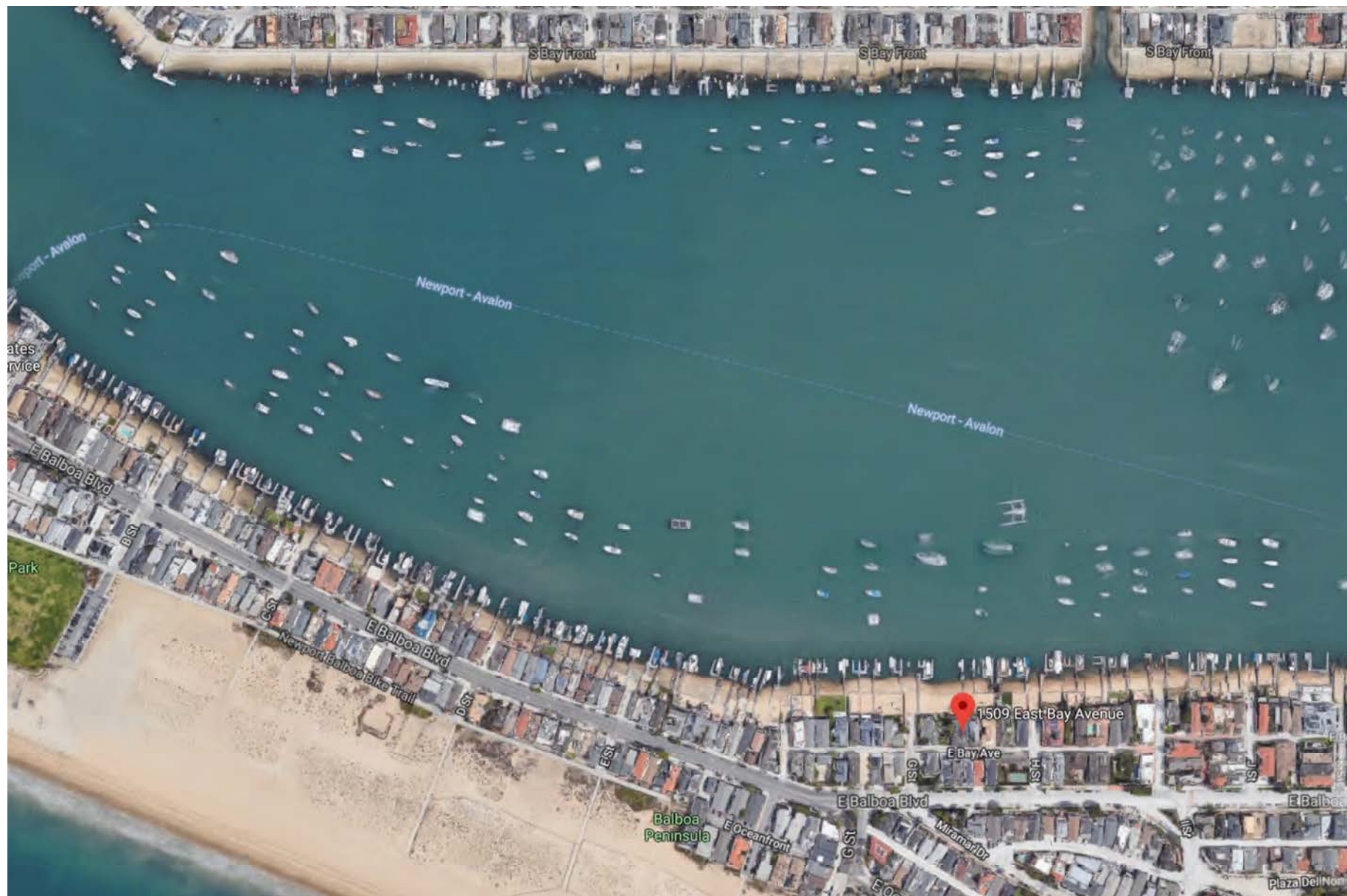
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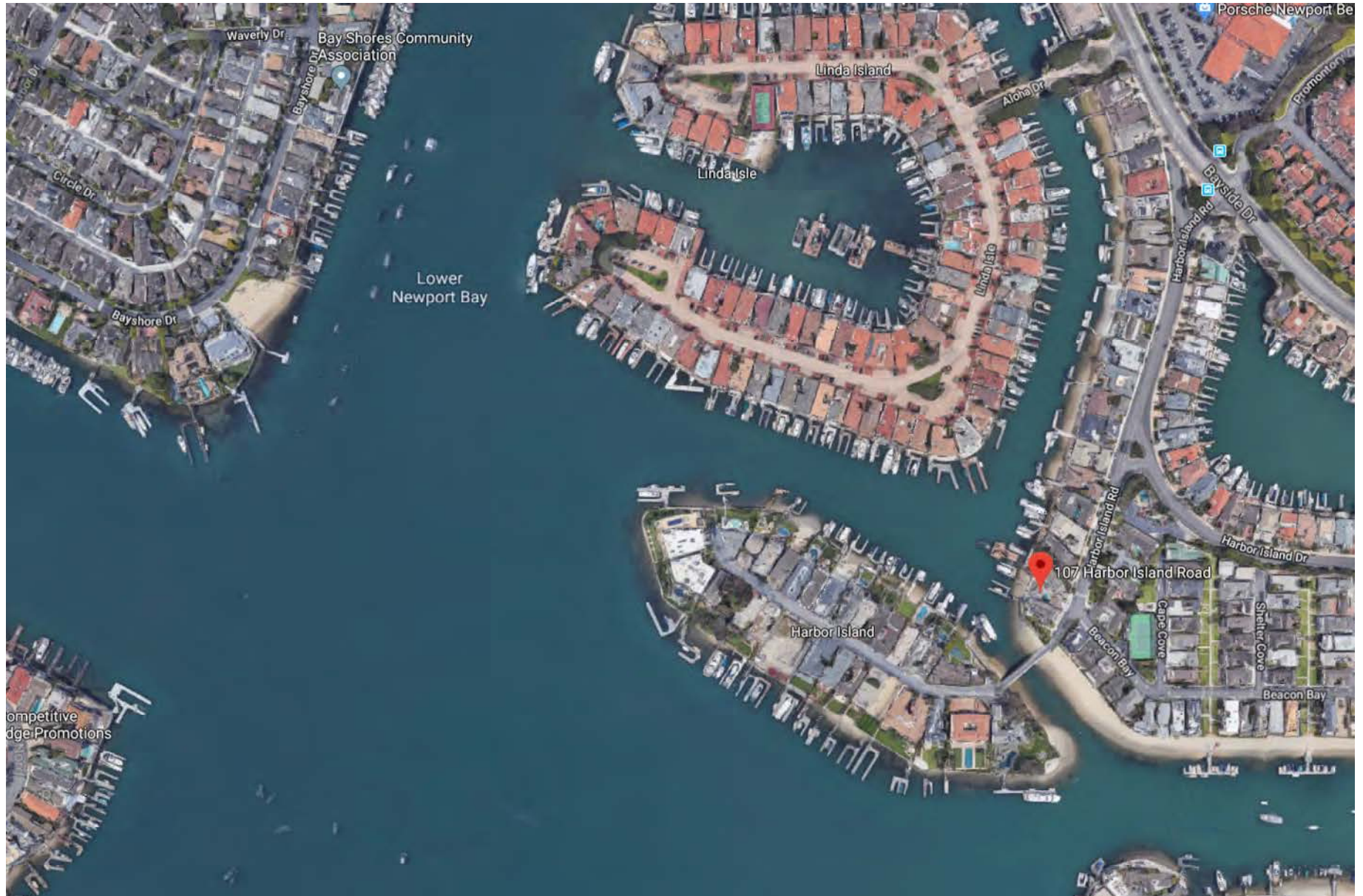
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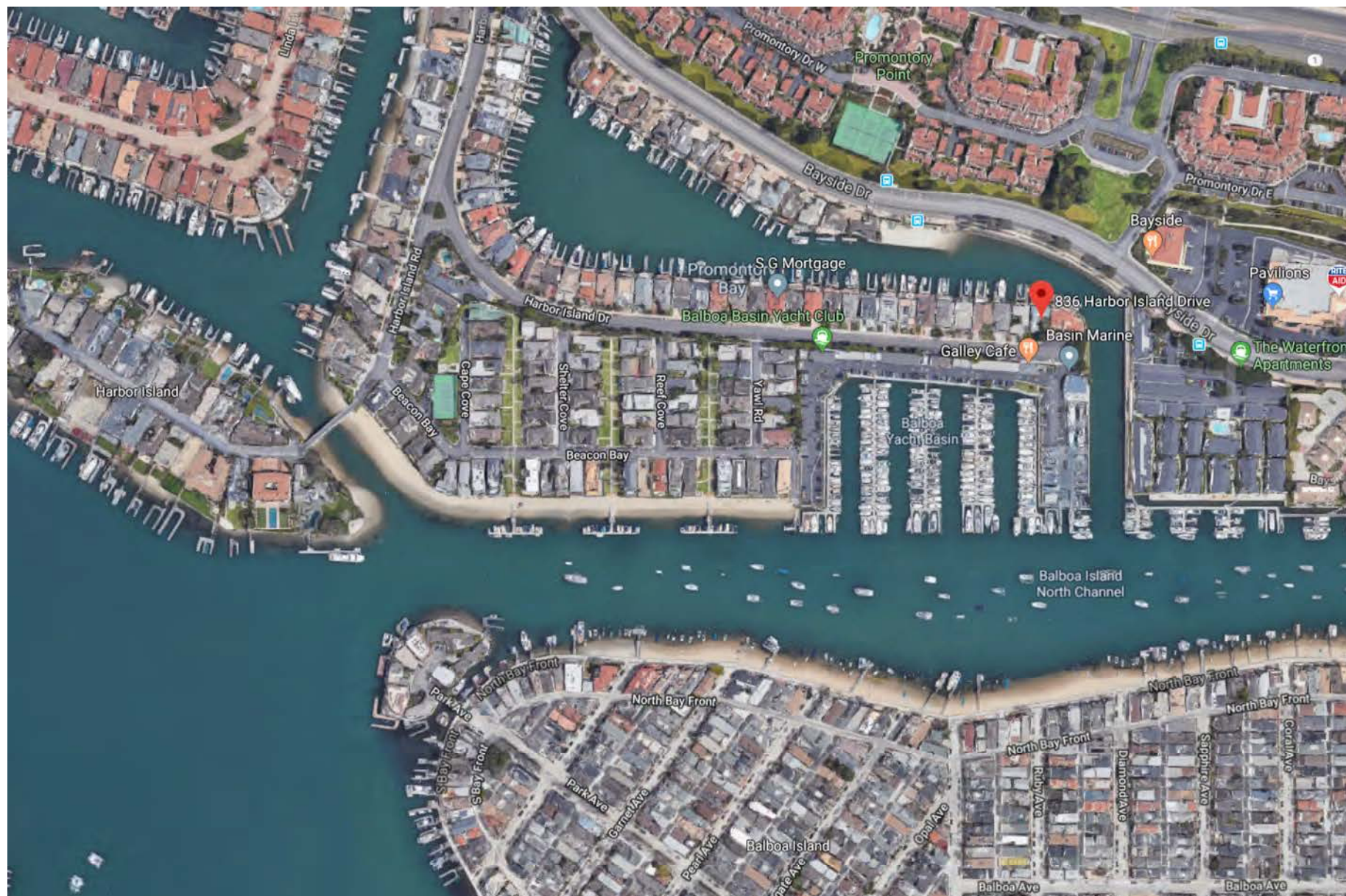
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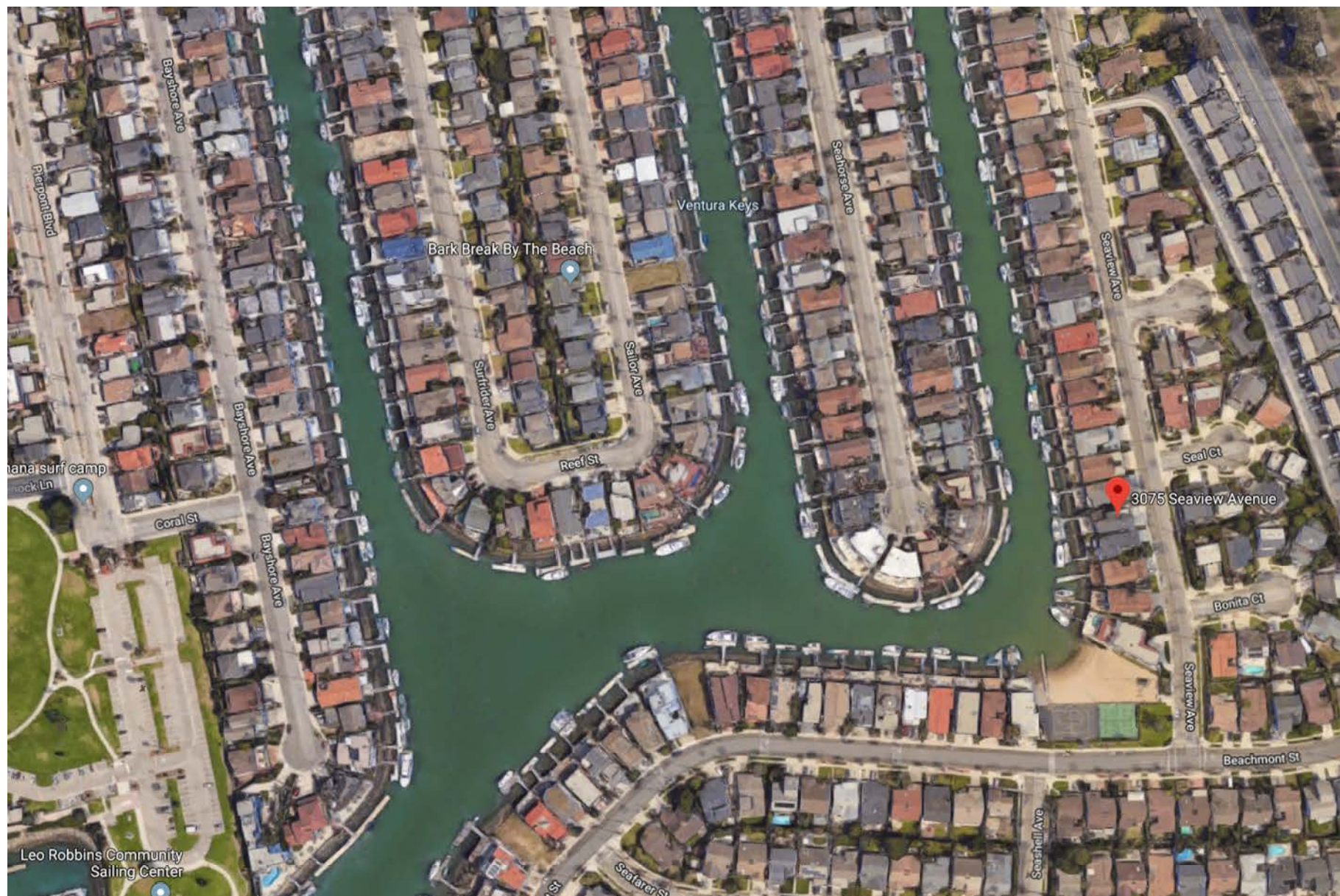


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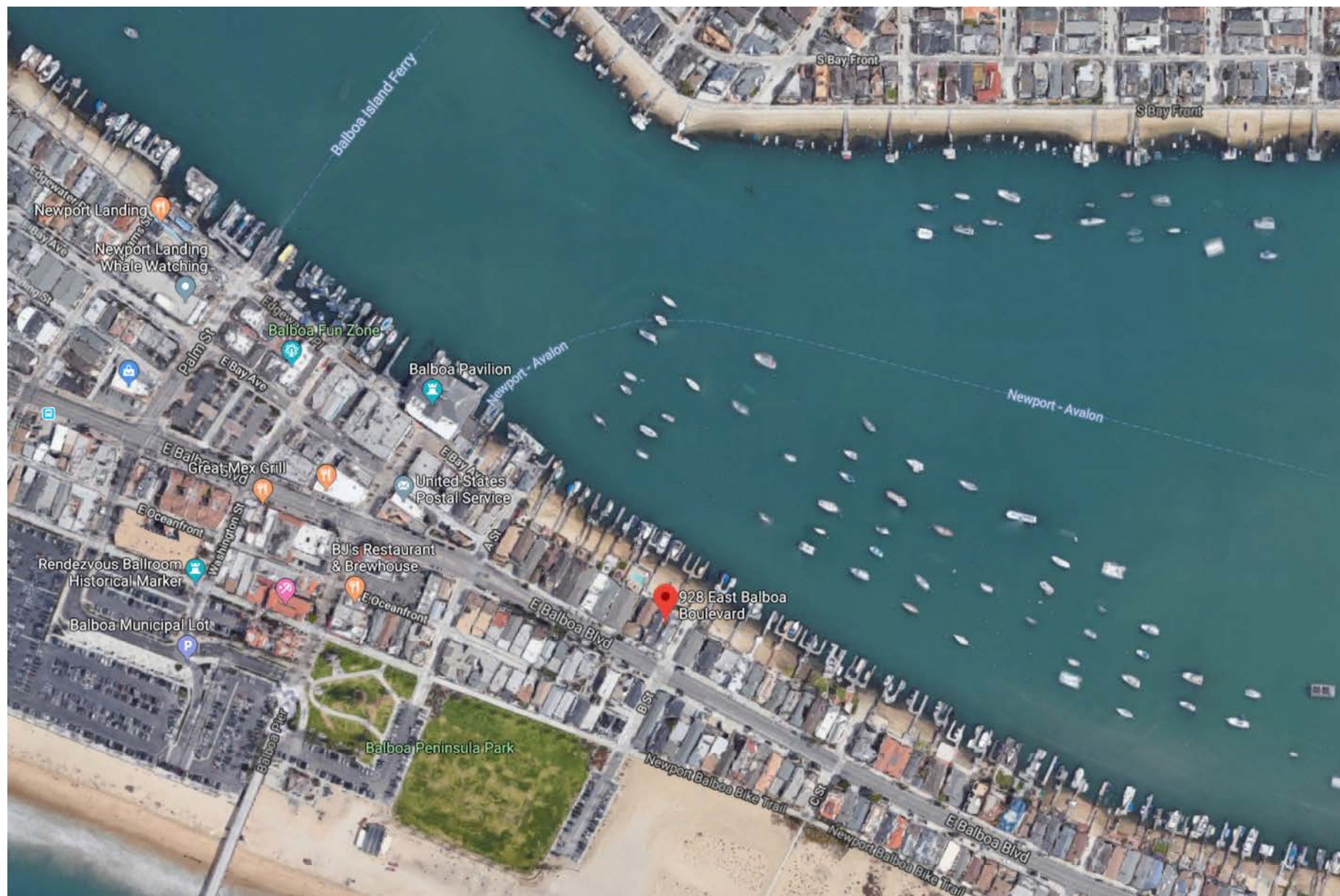
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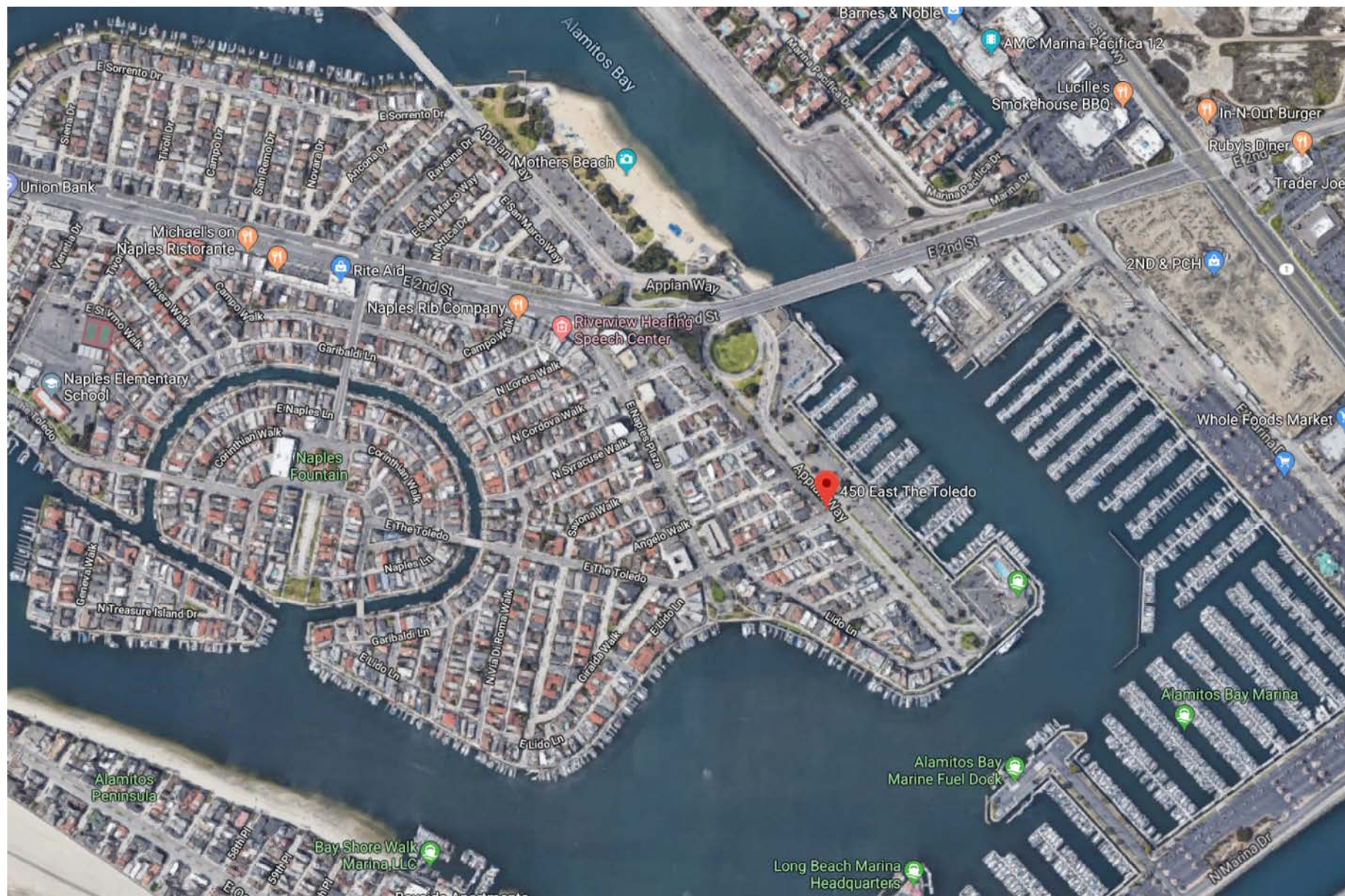
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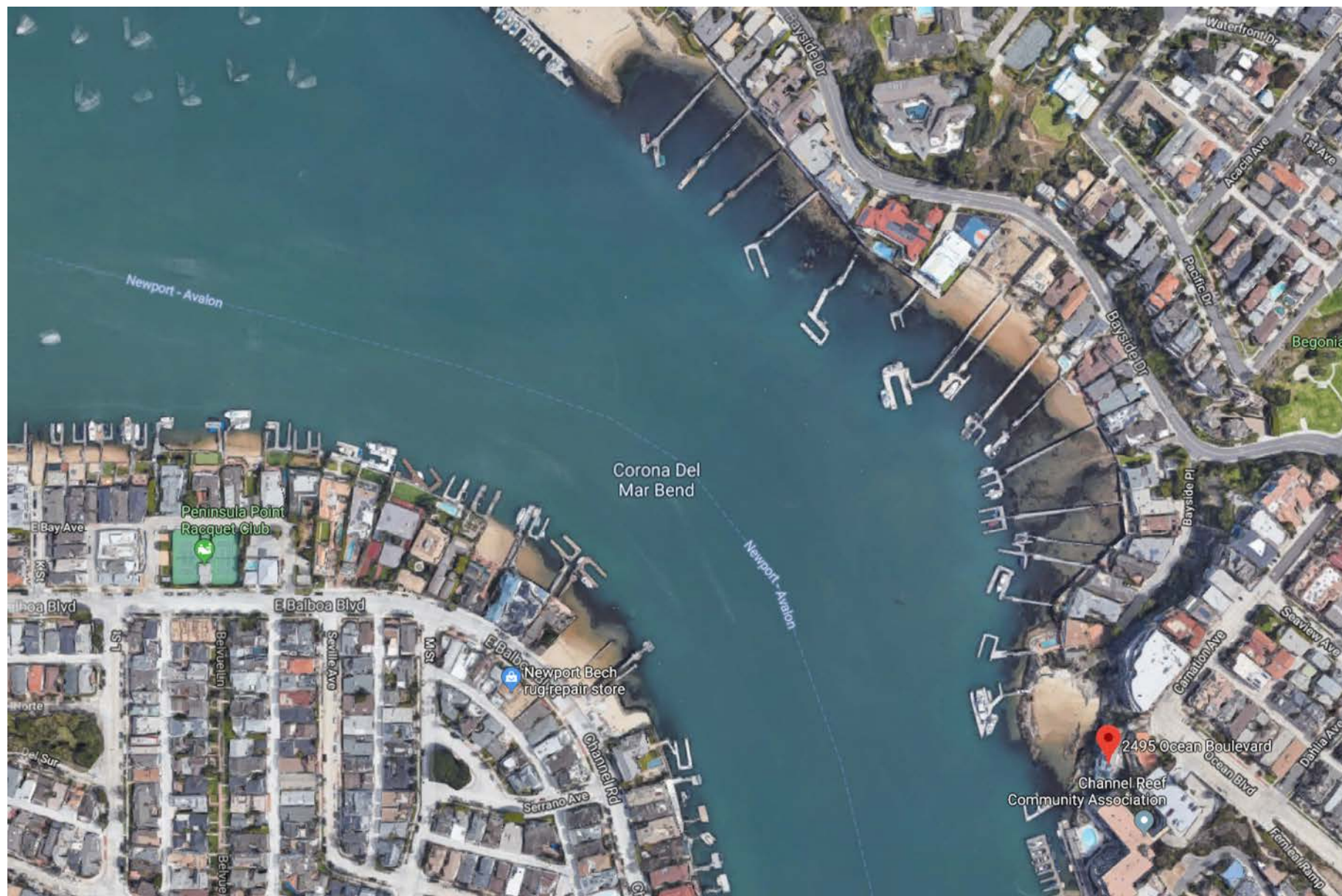
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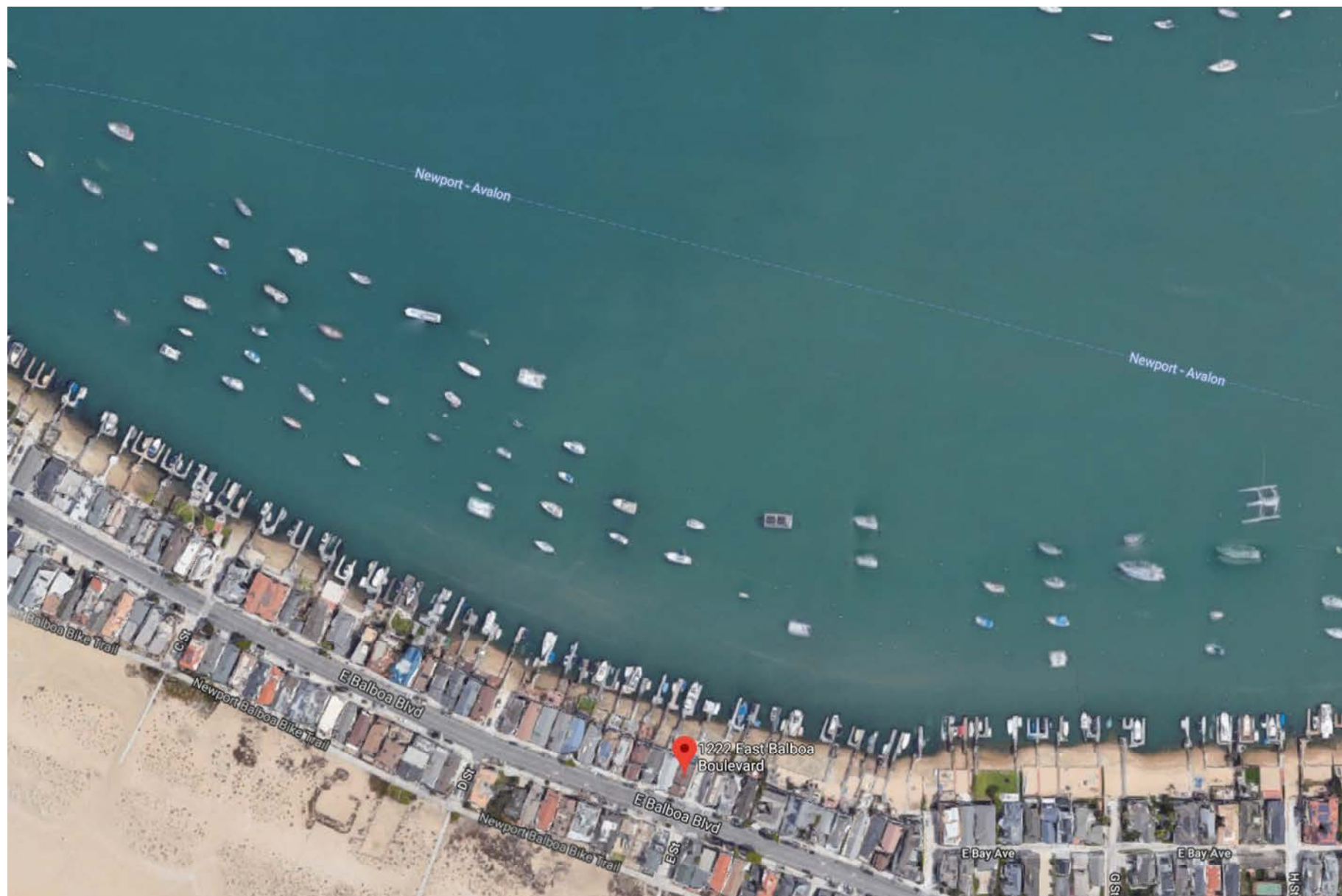
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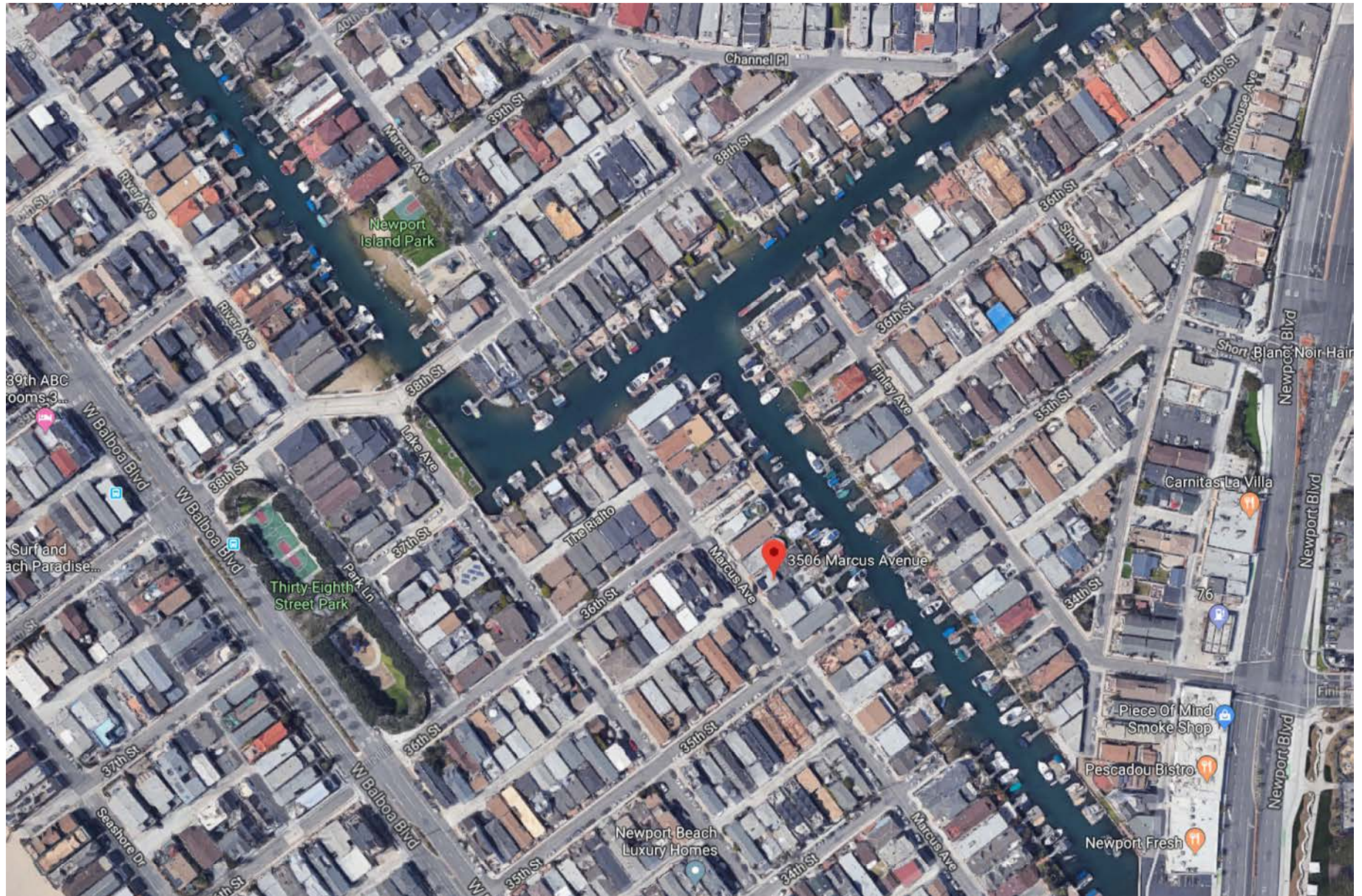
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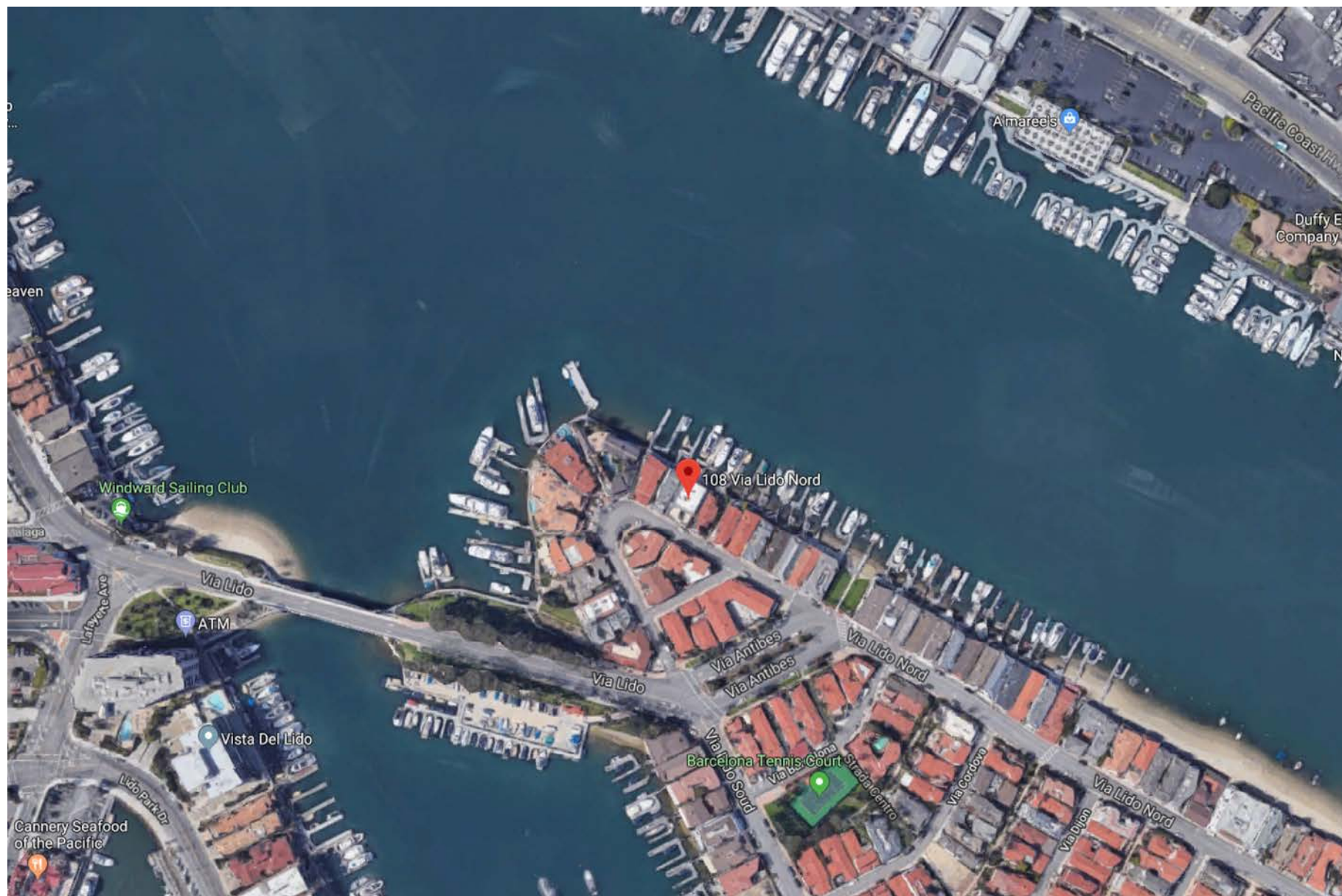
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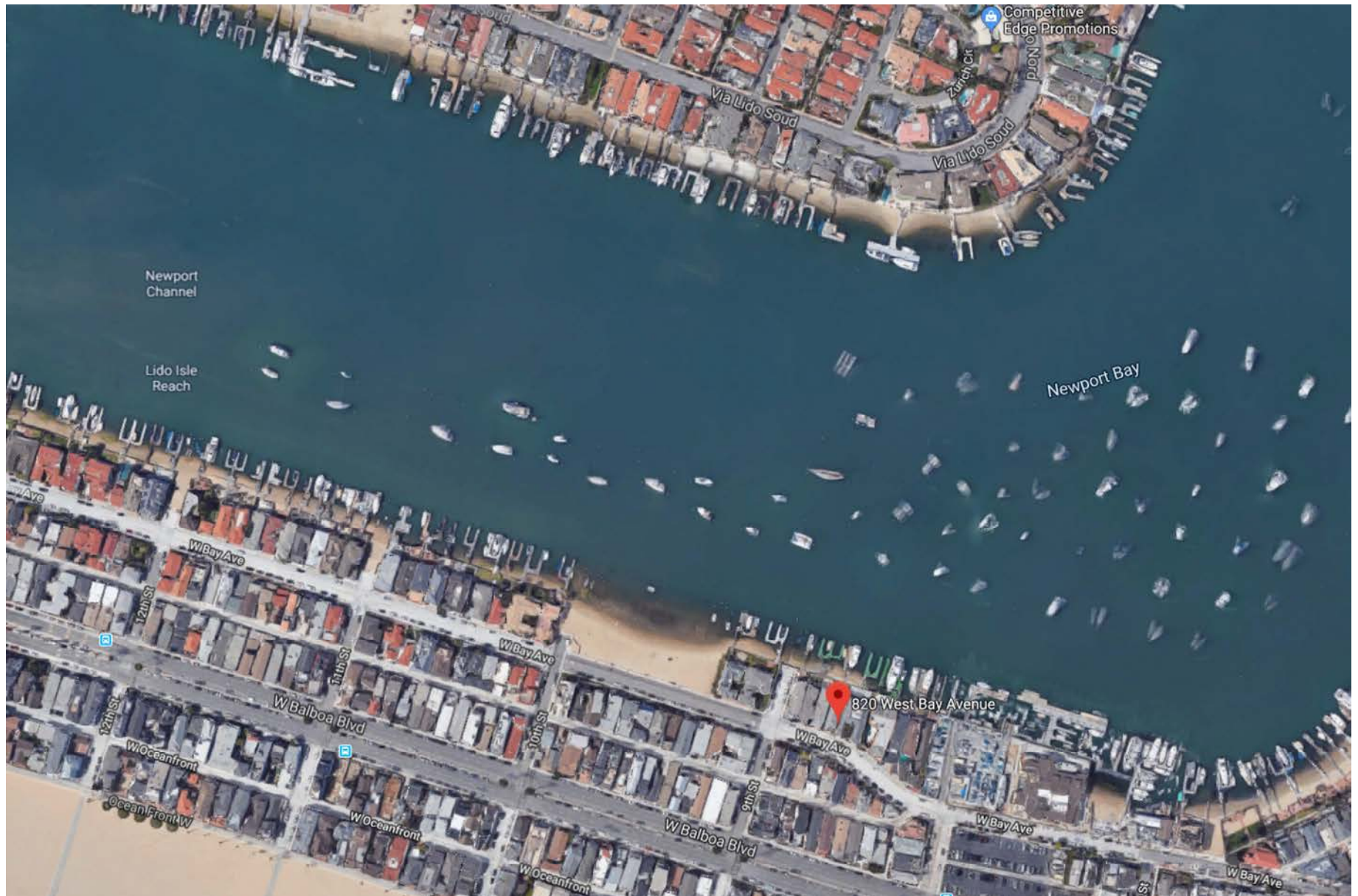
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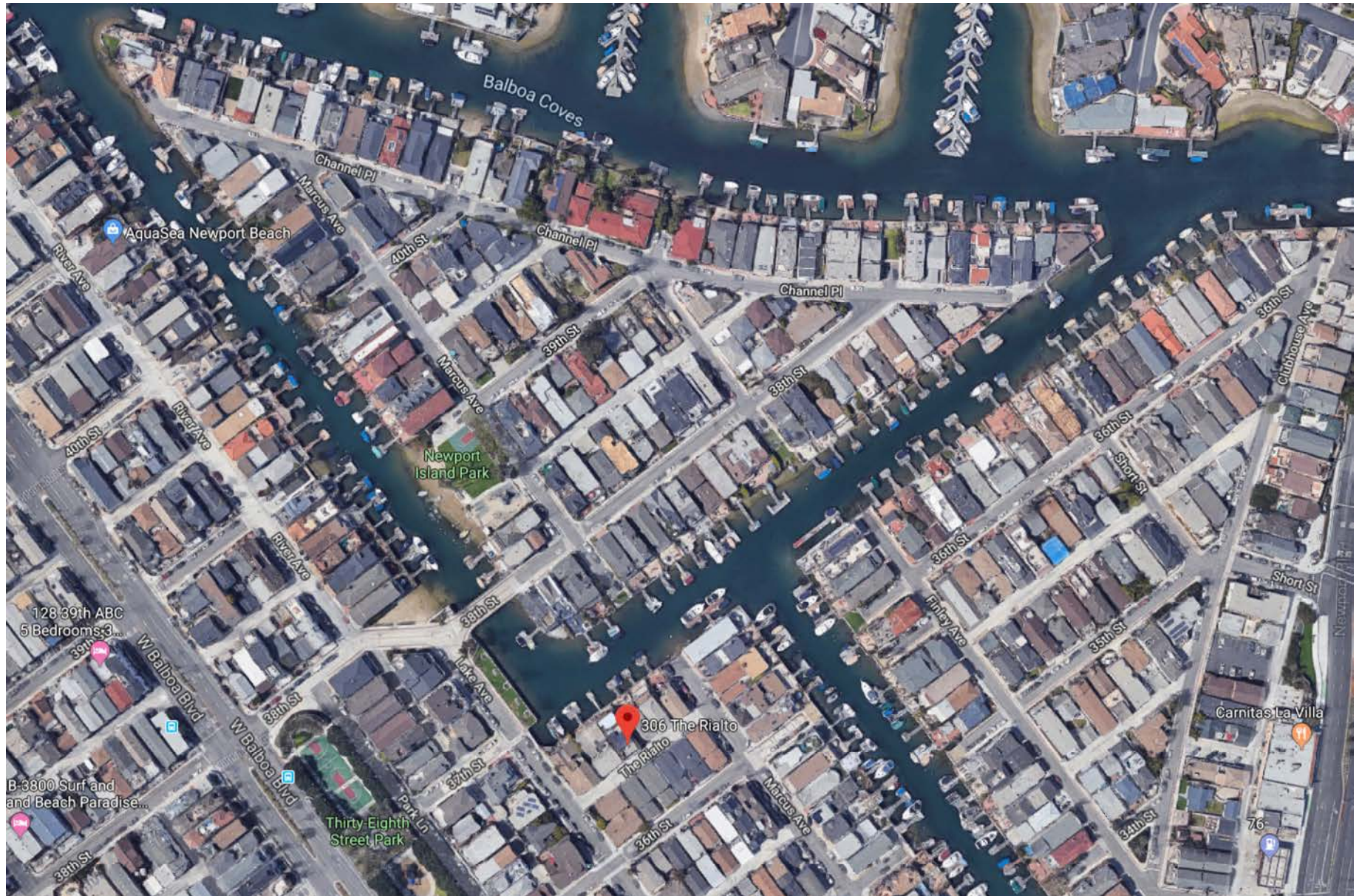
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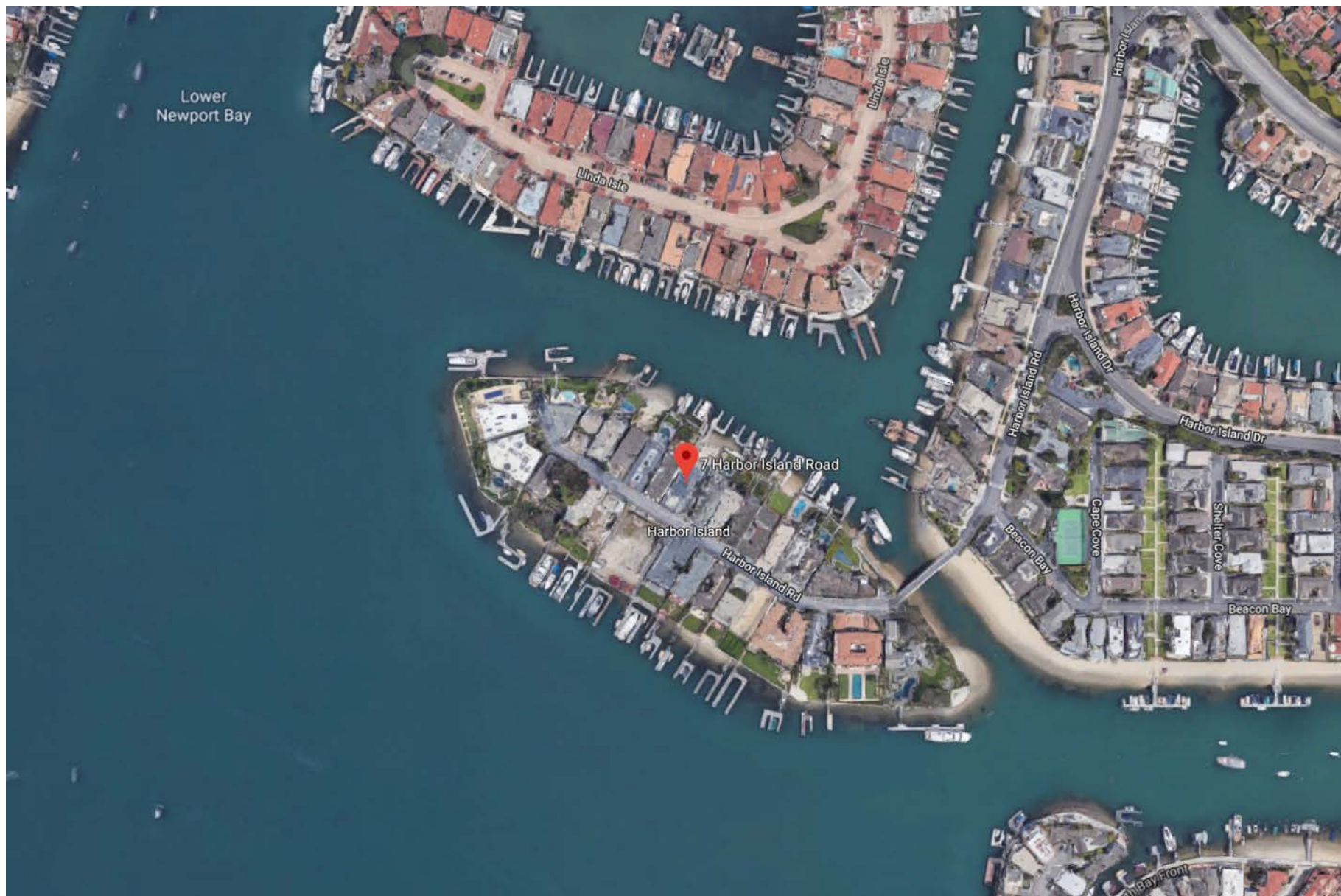
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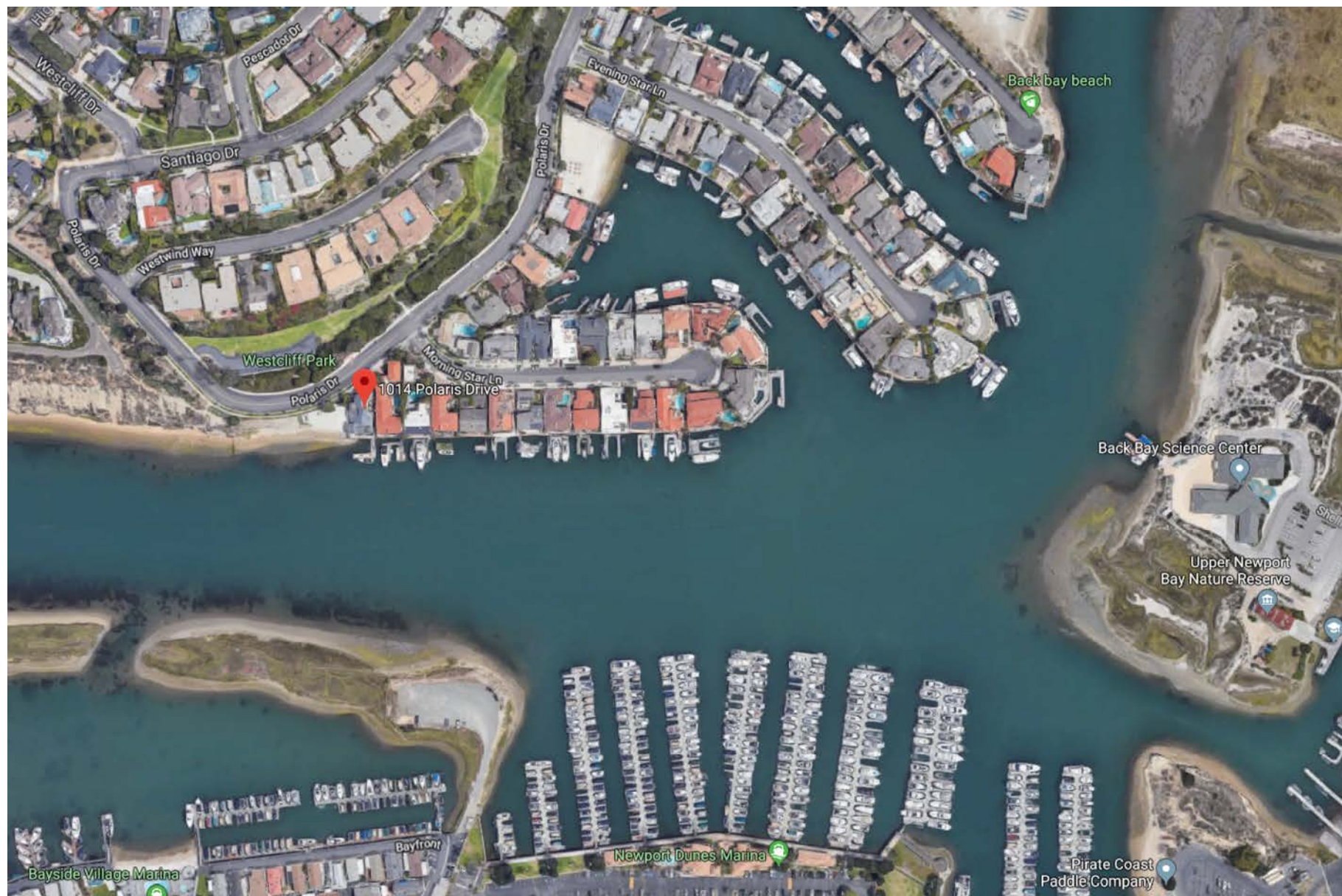
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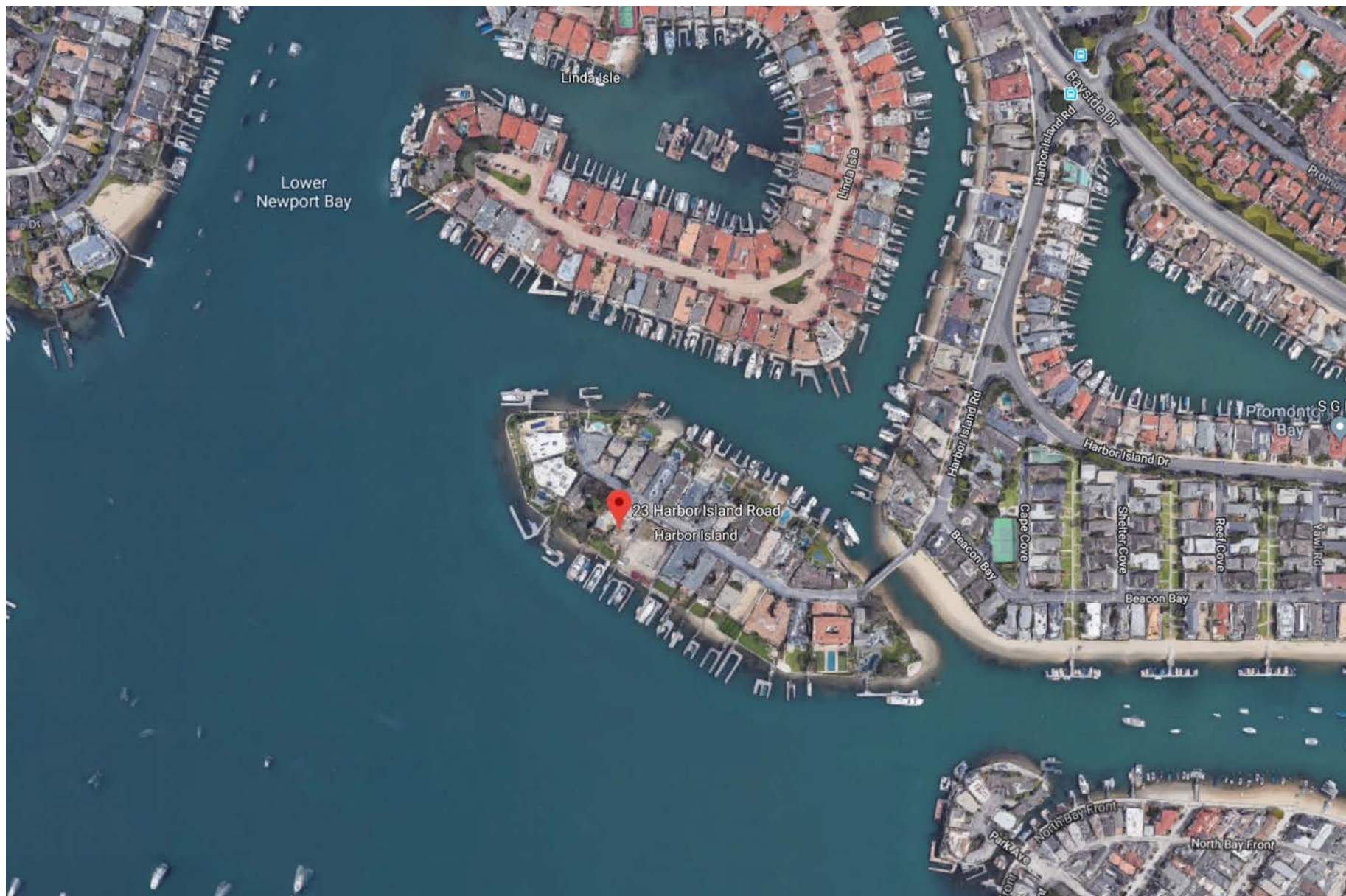
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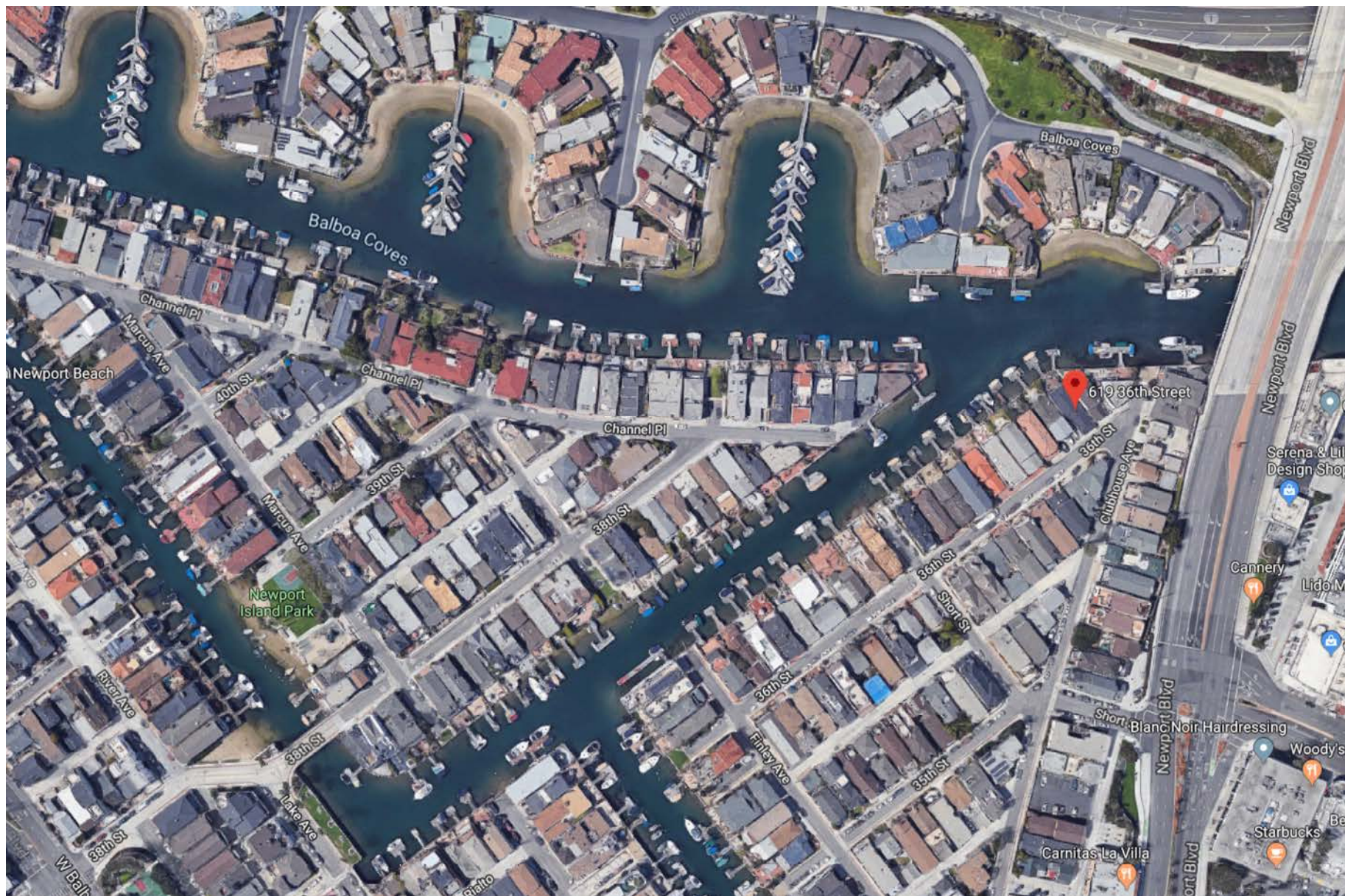
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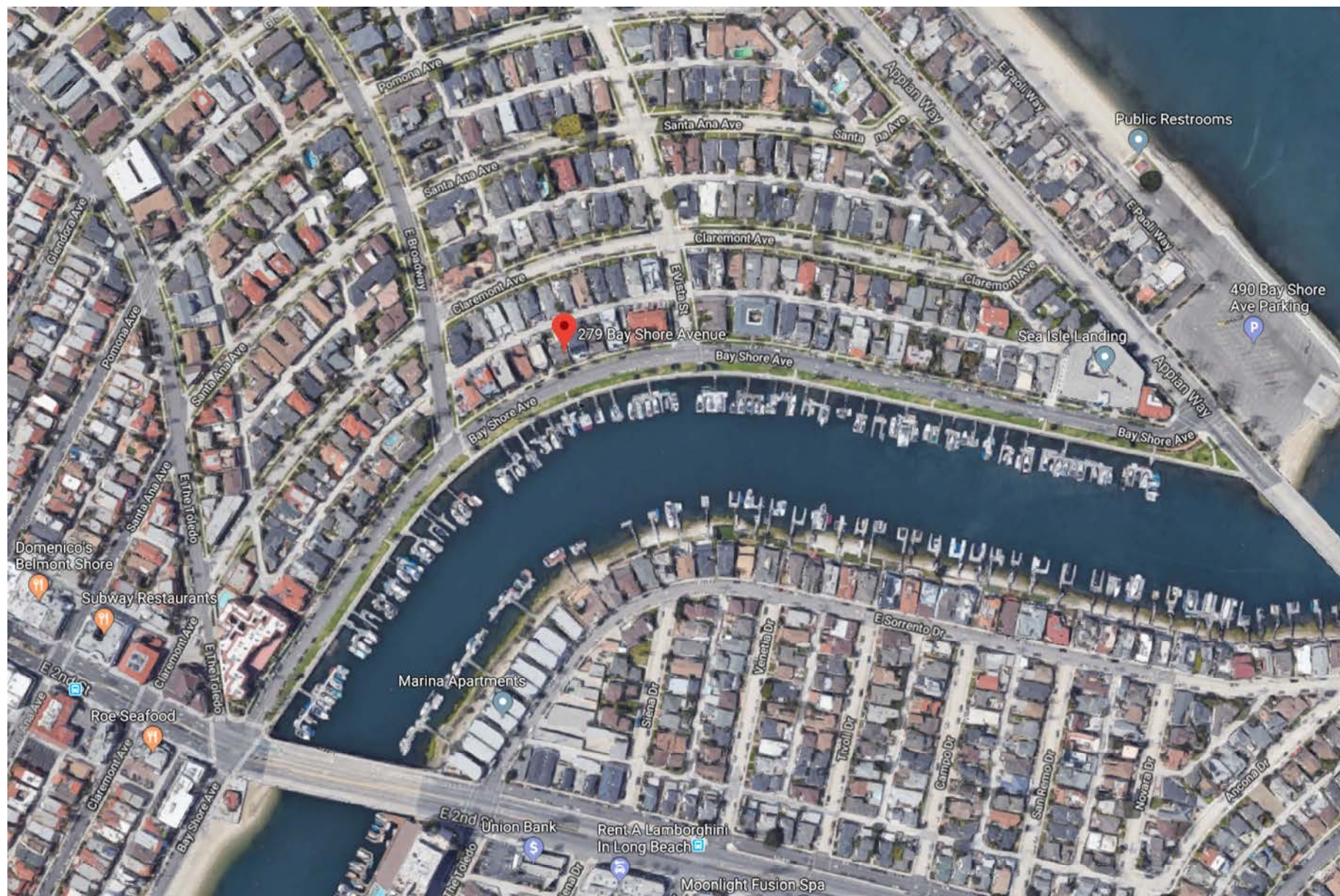
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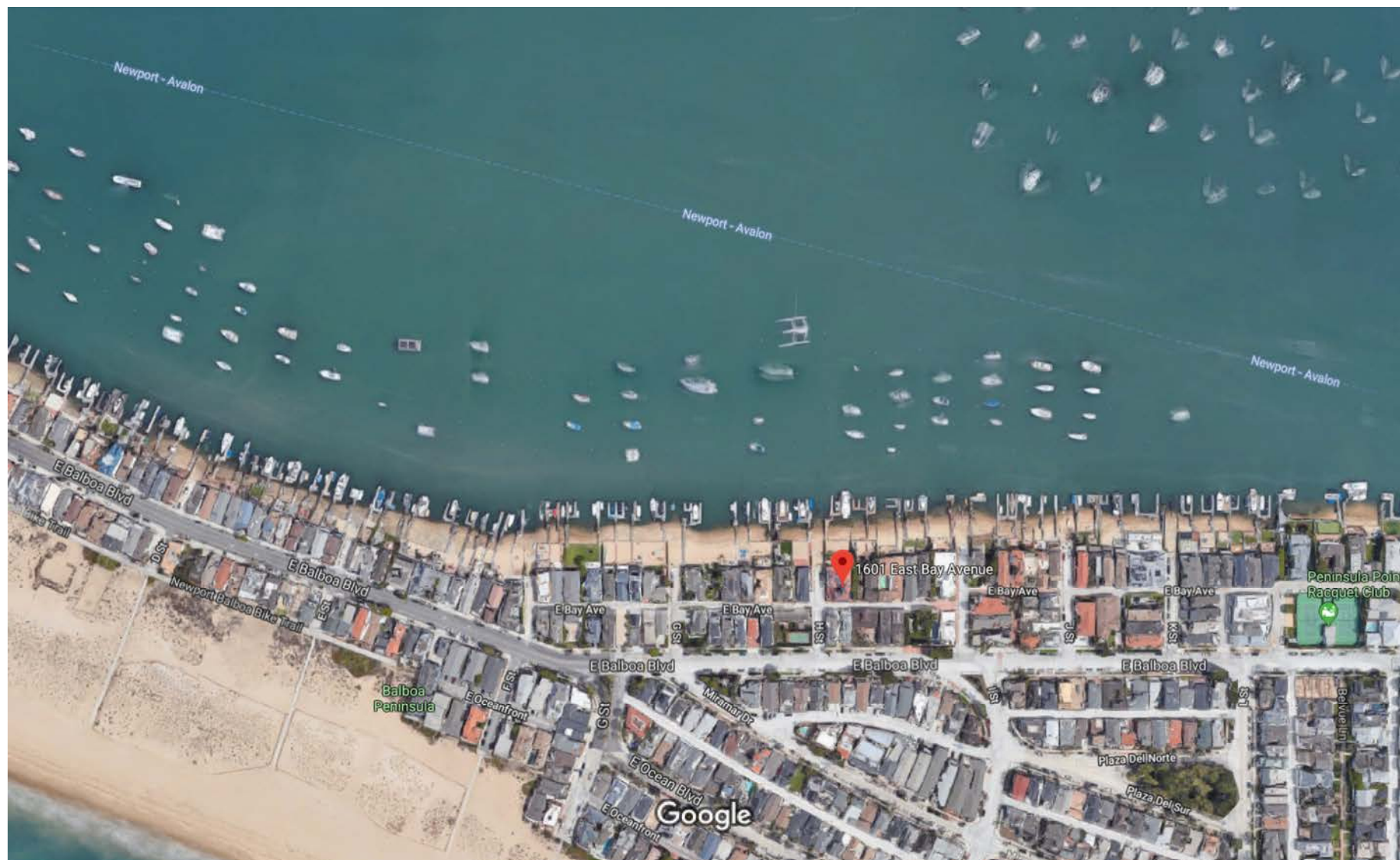
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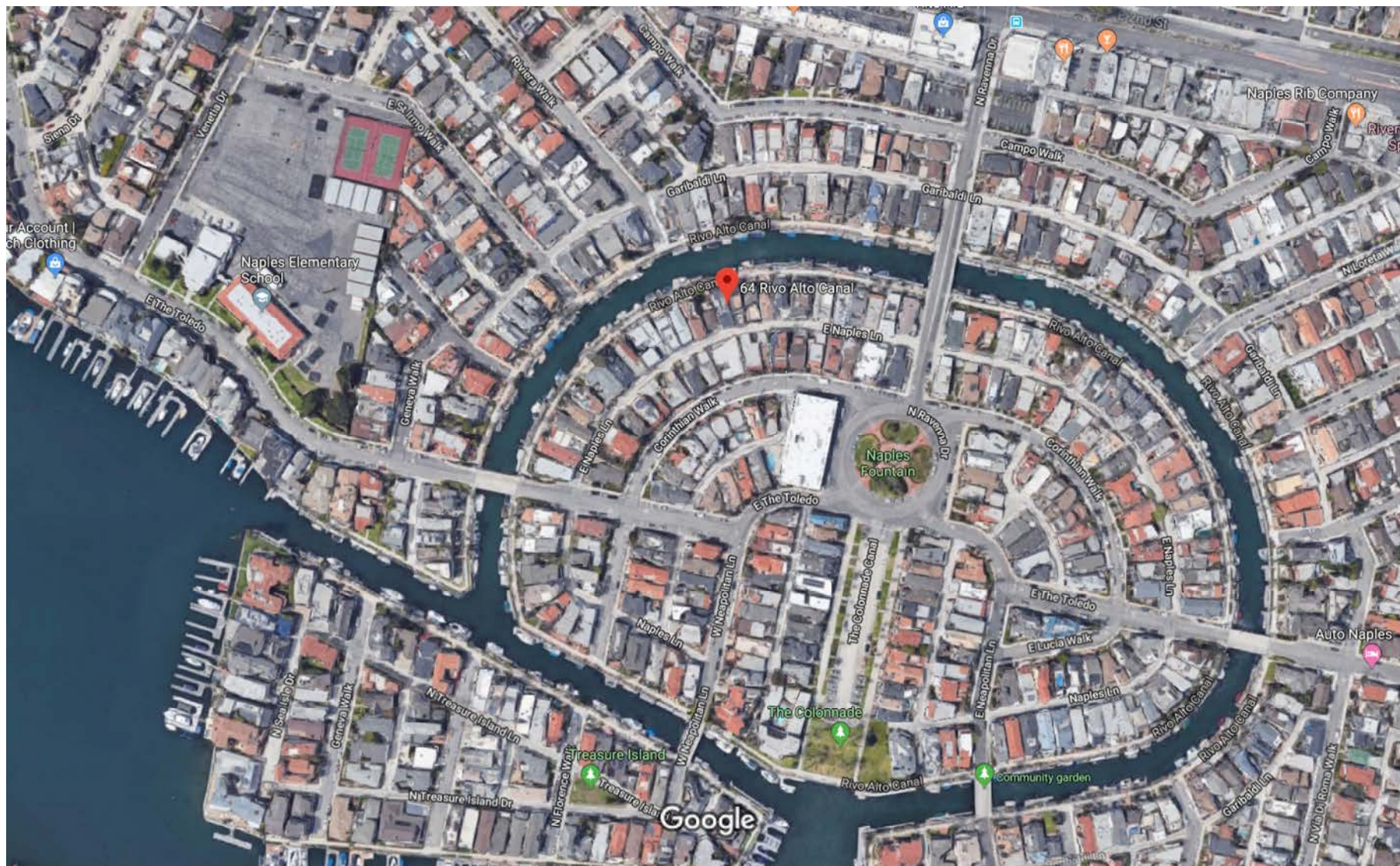


Google Maps 1601 E Bay Ave



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Google Maps 64 Rivo Alto Canal



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