



CITY OF NEWPORT BEACH WORKSHOP – IMPLEMENTING HARBOR CHARGES AGENDA

OASIS Senior Center, Classroom #1
801 Narcissus, Corona Del Mar, 92625
Thursday, August 15, 2013, 3:00 PM to 5:00 PM &
Wednesday, August 21, 2013, 6:00 PM to 8:00 PM

(Note: Both workshops will be identical in content.)

Staff Members:

Chris Miller	Rob Houston
Shannon Levin	Michael Torres
Lauren Wooding	

1) Welcome (sign-in sheet and refreshments)

2) Purpose of Workshop

- A. Listening, learning, and truly “looking back” to see how we did.
- B. The City Council committed to “look back” in Summer 2013 to see what issues or inconsistencies may have arisen between harbor use categories as a result of the sequential decision-making process for rents for the various groups of pier permittees.
- C. The goal of today’s meeting is to talk about what we’ve heard to date, and to gather more input from you for the “look-back.” We will not be making any decisions at this workshop, but we will listen and discuss, and kick around ideas and take great notes.
- D. Information gathered at this and subsequent workshops will be summarized by staff and presented to Council for consideration at a public meeting along with any recommendations for changes that we think are appropriate.
- E. You’ll be invited to attend and participate in that public meeting, as the Council considers what staff recommends.

What the Workshop is Not About

- A. It’s not about eliminating or changing the rent charges – the charges were based on our obligations under the Tidelands Trust and set based on appraisals. All were debated thoroughly in multiple meetings last year.

3) Moorings

- A. Brief overview – Where we’re at.
- B. Potential inconsistencies/issues:
 - a. Phase-In periods
 - b. Other suggestions from the public.

4) Residential Piers

- A. Brief overview – Where we’re at.
- B. Potential inconsistencies/issues:
 - i. Charging for 10’ buffer on outside tips of floats.
 - ii. Grand Canal: pier rates actually decrease every year.

- iii. Grand Canal: should we charge for 10' buffer?
- iv. Would residential permittees prefer long-term leases?
- v. Instead of calculating individual square footage, should there be an alternative approach such as using "small, medium or large" rate categories? Or, an average percentage-based approach?
- vi. If public has access under the piers, should that part of the pier/gangway be part of the rate calculation?
- vii. Phase in period.
- viii. Other suggestions from the public.

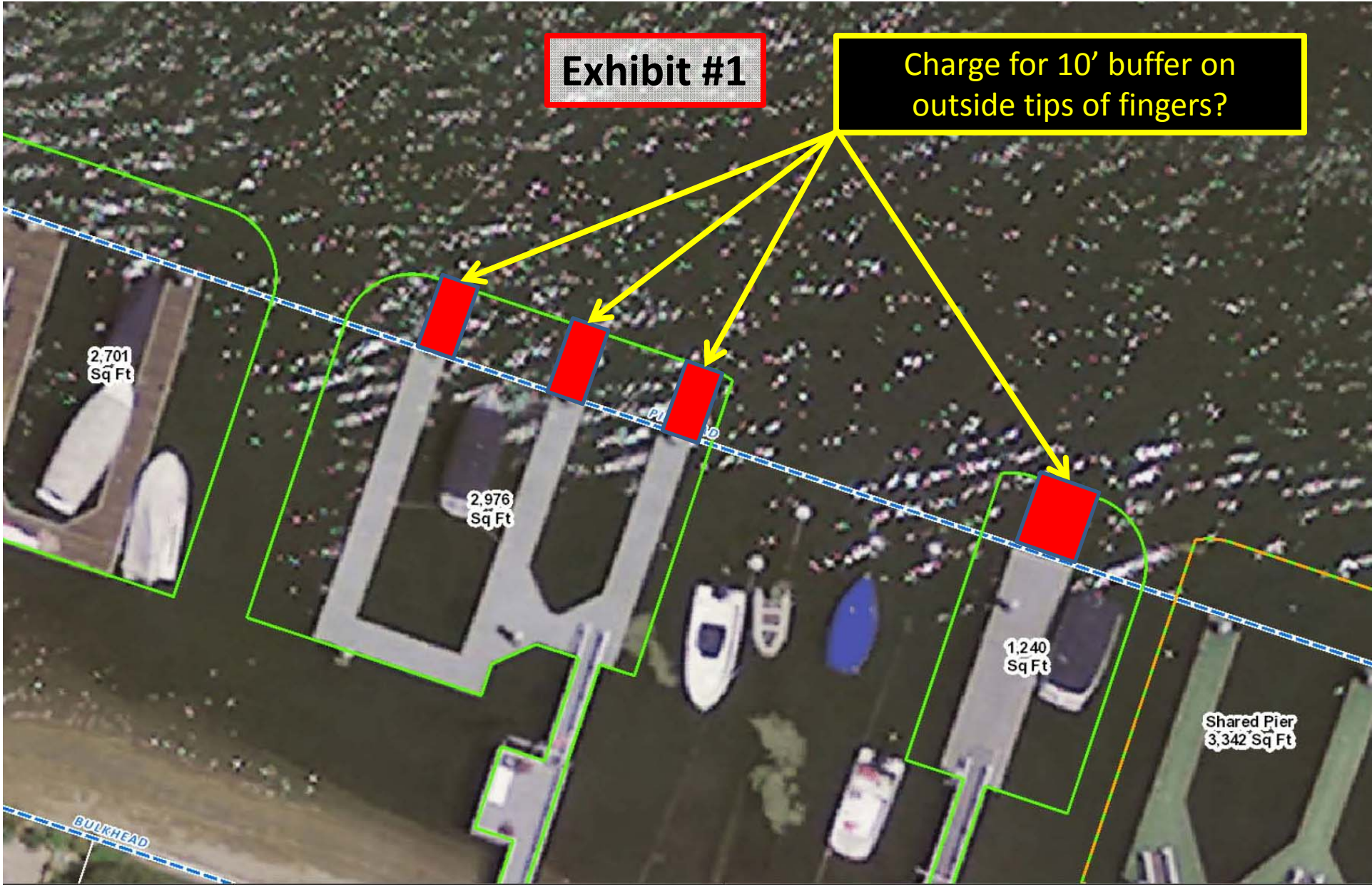
5) Commercial Piers

- A. Brief overview – Where we're at.
- B. Potential inconsistencies/issues:
 - i. Differences in ancillary permit requirements from residential piers (e.g. liability insurance, indemnity etc...)
 - ii. Application of CPI adjustment during phase-in period.
 - iii. Other suggestions from the public.

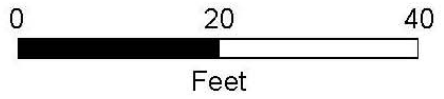
6) Recap & Next Steps

Exhibit #1

Charge for 10' buffer on outside tips of fingers?



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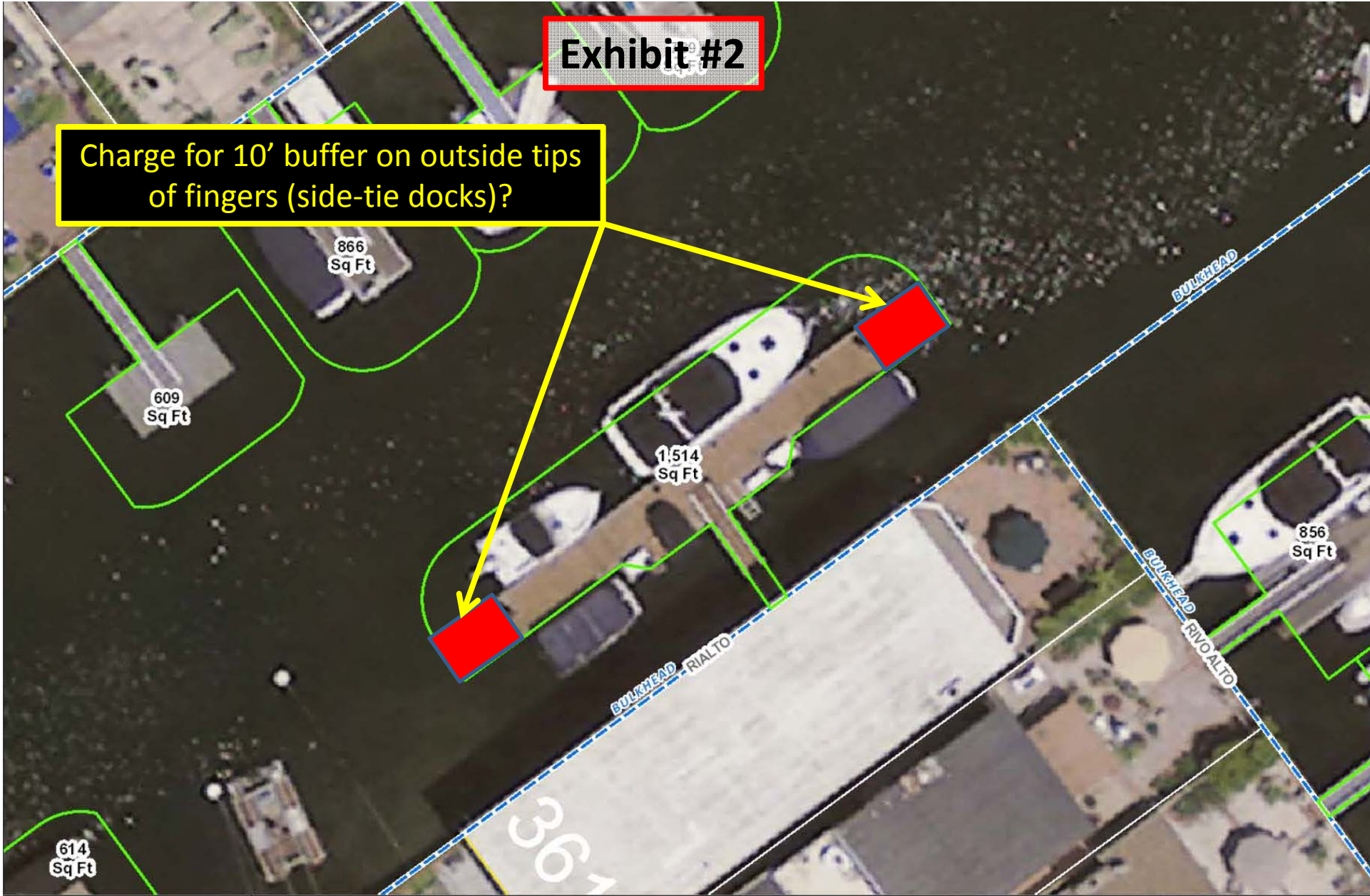


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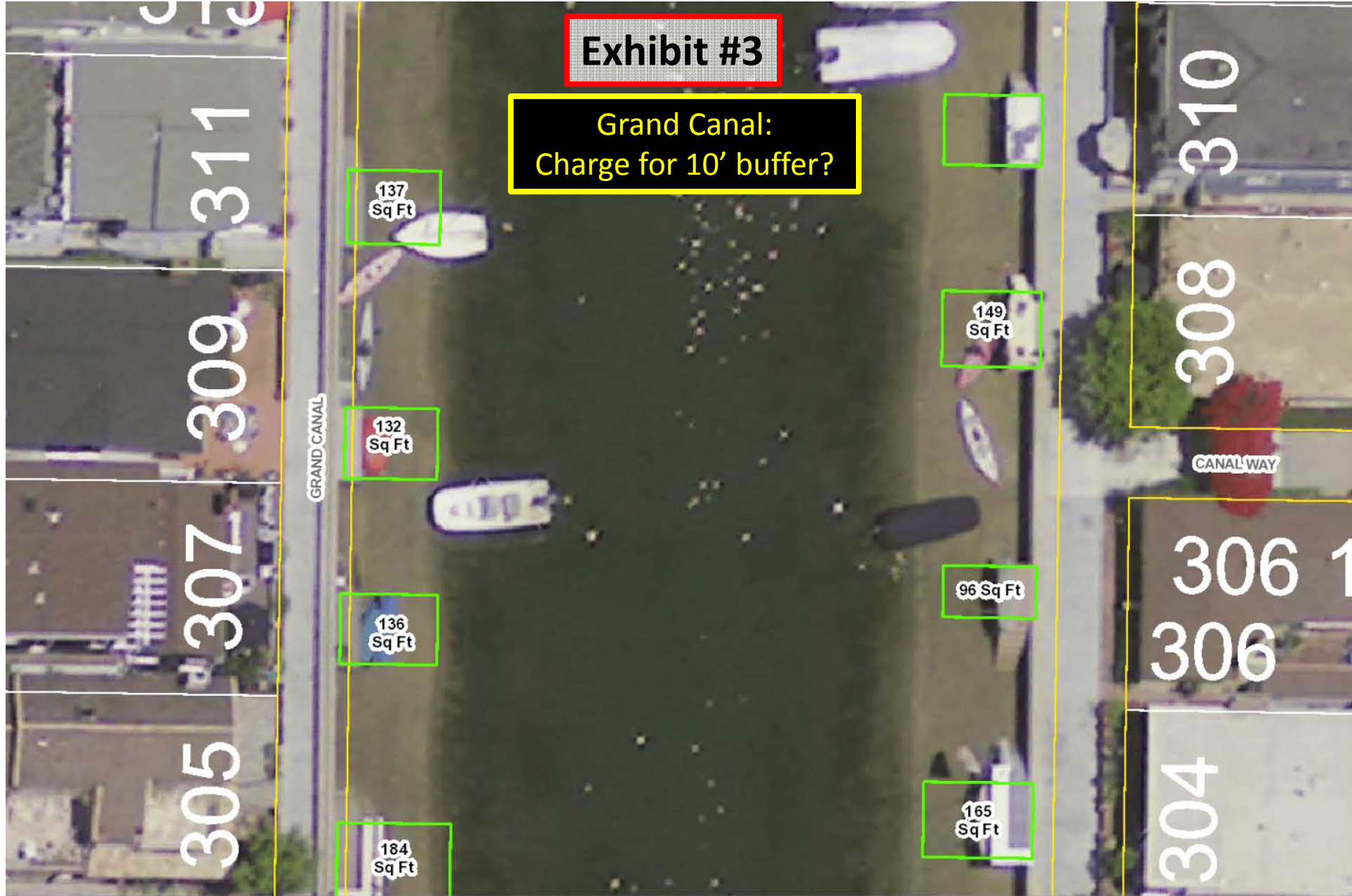
Imagery: 2009-2011 photos provided by Eagle Imaging www.eagleaerial.com

Exhibit #2

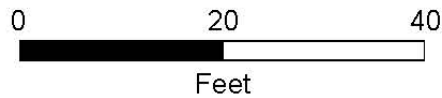
Charge for 10' buffer on outside tips of fingers (side-tie docks)?



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