

**NEWPORT BEACH HARBOR COMMISSION MINUTES**  
**City Council Chambers**  
**June 9, 2010**

**CALL TO ORDER**                      6:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**                      Chair Karen Rhyne, Commissioners Tim Collins, John Corrough, Marshall Duffield, Ralph Rodheim, and Vincent Valdes were present. Commissioner Don Lawrenz was absent.

Staff: Manager Chris Miller, Supervisor Shannon Levin

**MINUTES:**                      Commissioner Collins motioned to approve the minutes from April 14, 2010. Commissioner Corrough seconded the motion. All ayes.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

No public comments.

**ACTION & APPEAL ITEMS**

**ITEM #1**

**Subject:**                      **Planning Department Update of the Zoning Code**

**Issue:**                         The Harbor Commission will hear a presentation from Planning Department staff, Jim Campbell and Greg Ramirez, on the updates to the Zoning Code.

**Discussion:** Planning Department staff presented updates to the Zoning Code with attention to the harbor and land uses adjacent to the harbor. Emphasis was given to the Mariner's Mile, Lido Marina Village and Rhine Channel area. The change would not require marine use on Mariner's Mile and would have a mixed-use element. The Balboa Village would retain similarities to the current zoning but would change to a widespread mixed-use element.

The Rhine Channel area would also have a mixed-use element, and according to Commissioner Duffield, the existing properties in the Rhine that are zoned as mixed-use do not function as such. Rather, the downstairs or commercially zoned portion of those properties are functioning as residential units.

Commissioner Corrough said the proposed code is flawed and Commissioner Rodheim stated that this would move the harbor toward an all residentially-fronted harbor. Commissioner Corrough stated that there is a need to look at the history, enforce policies, and curb the ripple effect. He also stated that the Harbor Commission should draft a letter addressing the aforementioned issues and give it to City Council. The opinion letter will be agendized for the July Harbor Commission meeting.

Staff mentioned that Harbor Resources is part of the review process when waterfront developments are proposed.

**Public Comments:** No public comments.

**Action:**

**SUB-COMMITTEE REPORTS:**

Commissioner Duffield gave an update on behalf of the March Mooring Master Plan Subcommittee and said that the topic of mooring fees and their possible increases in the future was a sensitive topic and something the Commission should keep aware of.

**HARBOR RESOURCES UPDATE** – Chris gave a PowerPoint presentation on harbor updates. *The update is posted at <http://www.newportbeachca.gov/index.aspx?page=462> (under Harbor Resources Updates).*

**RECOMMENDED TOPICS FOR FUTURE AGENDAS:**

- Rhine Wharf public pier rules (time limits, no fishing etc...)
- Eelgrass
- Balboa Island Bulkhead Report
- Sea Lions
- Harbor Patrol authority to impound vessels during special events.
- Balboa Marina

**DATE OF NEXT MEETING:** July 14, 2010

**ADJOURNMENT**