



UPDATED

NOTICE OF AVAILABILITY OF BALBOA VILLAGE PARKING MANAGEMENT OVERLAY DISTRICT DRAFT LOCAL COASTAL PROGRAM AMENDMENT

NOTICE IS HEREBY GIVEN that in accordance with applicable provisions of the Coastal Act and CCR §13515, a draft of the proposed amendment is available for public review and inspection at the Planning Division, or at the City of Newport Beach website at www.newportbeachca.gov/lcp for the following application:

Balboa Village Parking Management Overlay District – LCP Amendment No. LC2017-001 (PA2017-046) – An amendment to Section 21.28.030 of the City of Newport certified Local Coastal Program (LCP) Implementation Plan to add new Subsection 21.28.030.E incorporating the Balboa Village Parking Management Overlay District (PM-1). The PM-1 District identifies existing and planned parking facilities and establishes parking programs to adequately serve the parking needs for Balboa Village. Additionally, the PM-1 District establishes modified parking requirements for properties that differ from the basic requirements of Chapter 21.40 of the certified LCP Implementation Plan. District PM-1 applies to all properties located within Balboa Village between the Pacific Ocean, A Street, Newport Bay, and Adams Street and depicted in Parking Management Overlay Map PM-1. The amendment includes adding the “PM-1” overlay designator to the Coastal Zoning Map and Map PM-1 to Chapter 21.80.

The Planning Commission of the City of Newport Beach is tentatively scheduled to consider this item at a regular meeting to be held on at 6:30 p.m. on February 21, 2019, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660.

The City Council of the City of Newport Beach is tentatively scheduled to consider this item at a regular meeting to be held on at 7:00 p.m. on March 12, 2019, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660.

For questions regarding this amendment, please contact Patrick Alford, Planning Manager, at 949-644-3235, palford@newportbeachca.gov.

E. **Parking Management Overlay Districts Established.** The parking management districts identified in this section and depicted in the referenced map exhibits adopted in Part 8 of this Implementation Plan.

1. **Balboa Village (PM-1).** Balboa Village Parking Management Overlay District applies to all property located within Balboa Village between the Pacific Ocean, A Street, Newport Bay, and Adams Street and depicted in Parking Management Overlay Map PM-1.

a. **Purpose.** The purposes of the Balboa Village Parking Management Overlay District are as follows:

i. To protect and enhance the pedestrian-oriented, traditional storefront character of Balboa Village by reducing requirements for new off-street parking facilities and the need for driveway curb cuts, traffic control devices and other parking-related improvements that are disruptive to this environment;

ii. To establish parking programs to adequately serve the parking needs for Balboa Village and visitors to Balboa Pier and adjacent beaches and parks; and

iii. To modify Chapter 21.40 (Off-Street Parking) requirements to reflect that Balboa Village has a large supply of parking that is underutilized for all but the busiest summer weekends;

b. **Coastal Development Permit Required.** The parking management district plan required by subsection (A) of this section shall not become effective until the approval of a coastal development permit by the City Council. The coastal development permit shall implement the required parking management district plan components contained in subsection (E)(1)(c) of this subsection. Any change to the parking management district plan shall only be approved in compliance with Section 21.54.070 (Changes to an Approved Coastal Development Permit).

c. **Parking Management District Plan.** The Balboa Village Parking Management District Plan (BVPMDP) shall include the following components:

i. **Existing Parking Facilities.** The BVPMDP shall provide sufficient public parking spaces to meet the parking demand generated by visitors to the commercial district, Balboa Pier and adjacent beaches and parks. The BVPMDP shall include six public parking lots within or near the District: 1) A Street

lot, 2) B Street lot, 3) Washington Street lot, 4) Palm Street lot, 5) Balboa metered lot, and 6) Balboa Pier lot. In addition, the BVPMDP shall include the relatively small number of on-street parking spaces along Balboa Boulevard, Palm Street, and Bay Avenue. The BVPMDP shall maintain the bulk of spaces in these public parking facilities; however, should the need arise, the City may modify, add, or remove parking spaces to ensure safe and efficient operations and meet parking demand.

- ii. **Planned Parking Facilities.** Due to the high cost of land acquisition and construction and the underutilization of existing parking, additional off-street parking facilities are not necessary to meet the demand of existing uses. Parking demand shall be monitored and evaluated by the City to determine whether additional District parking is necessary, economical, appropriate, and desirable. The City may acquire or lease parking facilities to make them available to the public.
- iii. **Required Off-Street Parking.**
 - (A) **Non-residential Uses.** No off-street parking shall be required for any new non-residential use or intensification of an existing non-residential use, except the following uses, as defined by Chapter 21.70 (Definitions): Assembly/Meeting Facilities, Commercial Recreation and Entertainment, Cultural Institutions, all Marine Services Uses, Schools, and Visitor Accommodations. Uses that require off-street parking shall provide said spaces in accordance with Chapters 21.40 (Off-Street Parking) and 21.38 (Nonconforming Uses and Structures).
 - (B) **Residential Uses.** Residential uses shall provide parking in accordance with Chapters 21.40 (Off-Street Parking) and 21.38 (Nonconforming Uses and Structures).
 - (C) **Preservation of Existing Off-street Parking.** Existing off-street parking spaces on a development site shall be preserved unless the elimination of spaces is authorized by the approval of a coastal development permit application.
 - (D) **Shared Parking for Non-residential Uses.** Notwithstanding the Implementation Plan requirement

that off-street parking be reserved for the use it serves, the shared use of parking is allowed and encouraged. Shared parking shall be subject to the following requirements:

- (1) **Required Off-street Parking.** When required, parking for non-residential uses may be satisfied by leasing nearby parking spaces at off-site locations within 1,250 feet of the parcel it serves. Development on multiple parcels with reciprocal access agreements is considered one site for parking purposes. If the spaces are required or otherwise leased to other uses, the hours of operation shall not significantly overlap. The distance between the parking facility and the use it serves shall be measured along public walkways from the closest portion of the parking facility to the main entrance of the use. The leasing of off-site parking to satisfy required parking shall be maintained in perpetuity when the use requires it and may only be discontinued if the use is discontinued.
- (2) **Excess Parking.** Parking that is not necessary to satisfy off-street parking requirements may be leased to other uses or made available to the general public.
- (3) **Parking within Mixed-use Buildings.** Parking for different uses within a new, mixed-use building may be shared subject to the review and approval of a coastal development permit application.
- (4) **Parking Reduction.** The reduction of required parking associated with a shared parking arrangement shall be subject to the review and approval of the Director when in compliance with the following conditions:
 - (a) Shared parking spaces are within 1,250 feet as described in Section 21.28.030.E.5.d.1;

- (b) There is no significant overlap in the hours of operation or peak parking demand of the uses sharing the parking;
- (c) The use of the shared parking facility will not create traffic hazards or impacts to surrounding uses;
- (d) The property owners involved in the shared parking facilities provide a binding agreement or other legal instrument assuring the joint use of the parking facilities subject to the satisfaction of the Director;
- (e) The Director may require the preparation and implementation of a parking management program for the development site to address potential parking conflicts.

(5) Section 21.40.110.A.2 (Joint Use of Parking Facilities) does not apply within the Balboa Village Parking Management Overlay District.

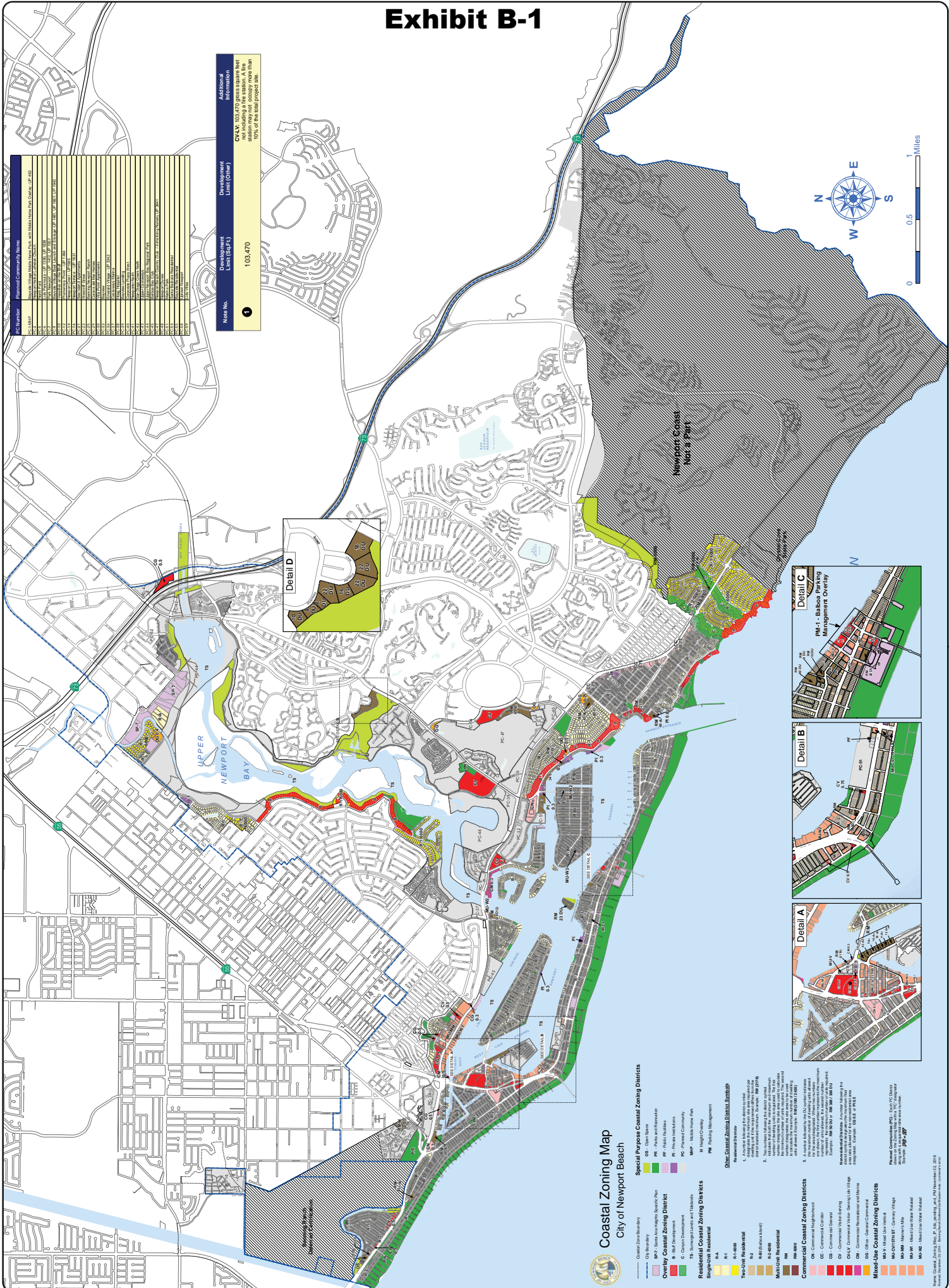
(E) **Private Parking Facilities Available to the General Public.** Non-residential, off-street parking facilities are encouraged to be made available to the general public, even if the parking facility is required for existing developments. Subject to City Council review and approval, the City may enter into an agreement with the property owner for the use and/or management of the parking facility. Allowing general public access to private off-street parking facilities shall not affect the property's conformance with its required off-street parking. The agreement should at a minimum address hours of availability for use by the general public, signage, maintenance, duration of agreement, and liability.

iv. **Suspension of In-lieu Parking.** Uses within the Balboa Village Parking Management Overlay District shall not be eligible for in-lieu parking pursuant to Section 21.40.130 (In-Lieu Parking Fee). The requirement that existing uses within the Balboa Village Parking Management Overlay District

participate in the in-lieu parking permit program shall be discontinued as of the effective date of the BVPMDP.

- v. **Voluntary Employee Parking.** The BVPMDP shall include a voluntary Balboa Village Employee Permit Program that will include reduced fees and designated parking locations for employee parking during specified hours.
- vi. **User Groups.** The BVPDMP shall provide sufficient parking to meet the needs for Balboa Village and visitors to Balboa Pier and adjacent beaches and parks, taking into consideration time of use and seasonal demand variations. Parking shall be convenient and easily accessible for all user groups.
- vii. **Parking Restrictions.** Restrictions on time of use and duration of parking shall be implemented to optimize use of existing parking spaces. Such restrictions may include variable pricing as a means to meet target occupancy levels, generate an appropriate level of turnover and encourage the use of alternative transportation.
- viii. **Wayfinding Program.** The BVPDMP shall include a wayfinding program to direct visitors to parking facilities, pedestrian and bicycle access routes and important destinations. The wayfinding program may include display real-time availability data information by signage or mobile phone applications.
- xi. **Alternative Transportation.** The BVPDMP shall accommodate and encourage use alternative transportation, including, but not limited to, the following:
 - (A) Non-motorized use of the Balboa Island Ferry.
 - (B) The Newport-Balboa Bike Trail.
 - (C) Maintaining bus parking in the Balboa Pier Main Lot.
 - (D) Maintaining public bicycle racks at street ends and other convenient locations.
 - (E) Accommodating trolley/shuttle and ride-sharing services.

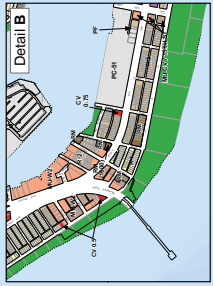
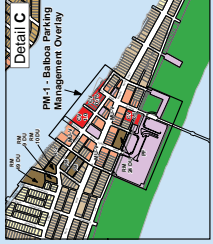
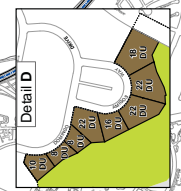
Exhibit B-1



DC Number	Neighborhood Community Name	Development Limit (SqFt)	Additional Information
1	103,470	103,470	CVAL: 103,470 gross square feet maximum. If the gross square foot amount exceeds 103,470, the maximum amount of density must be 10% of the total project site.

Development Limit (SqFt): 103,470

Additional Information: CVAL: 103,470 gross square feet maximum. If the gross square foot amount exceeds 103,470, the maximum amount of density must be 10% of the total project site.



Coastal Zoning Map
City of Newport Beach

Special Purpose Coastal Zoning Districts

- OP - Overlay Coastal Zoning District
- PC - Planned Community
- MP - Mobile Home Park
- HM - High Mobility
- PM - Parking Management

Residential Coastal Zoning Districts

- R-1
- R-2
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Commercial Coastal Zoning Districts

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Mixed-Use Coastal Zoning Districts

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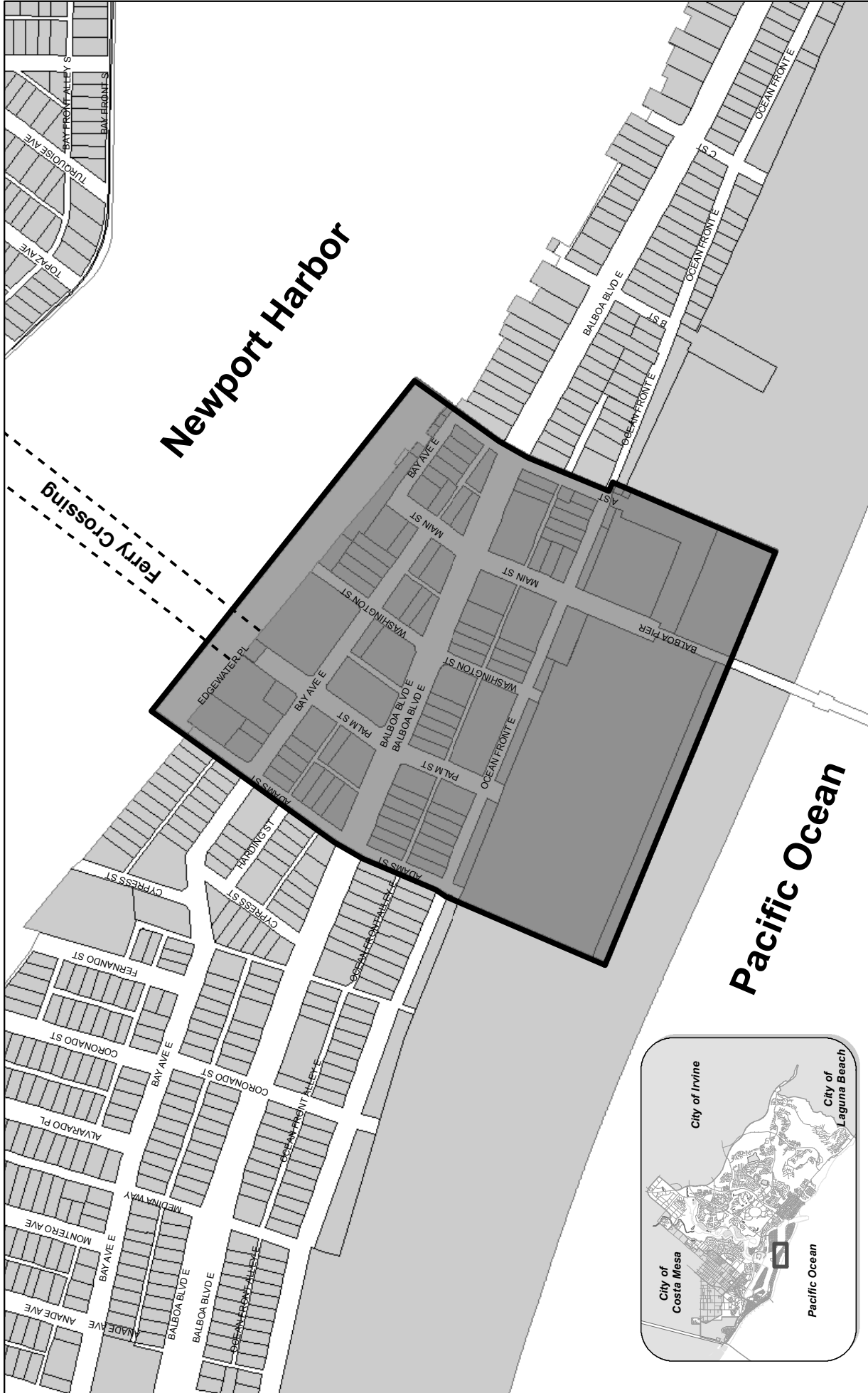
Notes:

- A zoning district is shown in a color-coded area on this map. The color-coded area represents the zoning district boundary. The boundary is shown as a solid line. The boundary is shown as a dashed line if it is not clearly defined.
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Map Information:

Map Date: 11/11/2015
Map Scale: 1" = 100'
Map Author: City of Newport Beach
Map Reviewer: City of Newport Beach
Map Version: 1.0

Exhibit B-2



PM-1 Balboa Village Parking Management Plan Overlay District **DRAFT**

