



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

April 16, 2026
Agenda Item No. 4

SUBJECT: MarcWest Boat Operations (PA2025-0239)
▪ Limited Term Permit, More than 90 Days
▪ Coastal Development Permit

SITE LOCATION: 504 South Bay Front

APPLICANT: Sandie Marchese

OWNER: Robert Teller

PLANNER: Laura Rodriguez, Assistant Planner
949-644-3216, lrodriguez@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Mixed-Use Water 2 (MU-W2)
- **Zoning District:** Mixed-Use Water (MU-W2)
- **Coastal Land Use Plan Category:** Mixed-Use Water Related (MU-W)
- **Coastal Zoning District:** Mixed-Use Water (MU-W2)

PROJECT SUMMARY

A request for a limited term permit (more than 90 days) (LTP) and coastal development permit (CDP) to authorize a boat rental operation for up to a one-year term. The applicant will offer two electric tri-toon boats for rental excursions on Newport Harbor. When not in use, each electric tri-toon will be docked at existing commercial slips in front of the subject property. Each boat accommodates up to 12 passengers. The proposed hours of operations are 10 a.m. to 5 p.m., daily. The subject property is considered legal nonconforming due to limited parking available onsite. Therefore, guests will be directed to park offsite. If the LTP and the CDP are approved, then a Marine Activity Permit is required from the City's Harbor Department.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities), and 15304 under Class 4 (Minor Alterations to Land) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and

- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit and Limited Term Permit filed as PA2025-0239 (Attachment No. ZA 1).

DISCUSSION

- The project site is located on the south side of Balboa Island, near the Balboa Island Ferry (Figure 1, below). The site is zoned MU-W2 which applies to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential units on the upper floors. The project provides a marine recreational activity to the general public to cruise through Newport Harbor and operates from an existing mixed-use building which is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code.

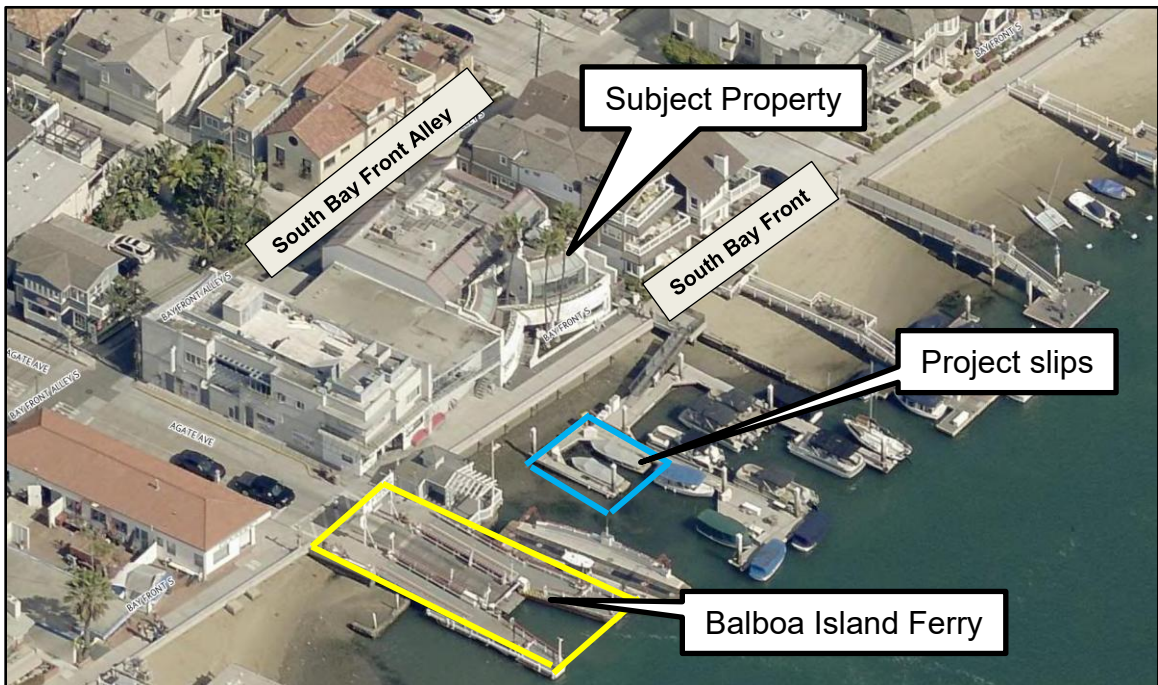


Figure 1: Oblique Aerial Image of Property, Balboa Island Ferry (outlined in yellow), and the project's commercial slips (outlined in blue)

- The project site was developed in 1986 with an 8,330-square-foot mixed-use building served by 12 onsite parking spaces. The existing building consists of retail and parking on the first floor, office suites and residential units on the second floor, and a residential unit on the third floor. The applicant is using an existing office suite on the second floor for its administrative operations. At this time, the project site is considered legal non-conforming due to limited parking available on-site.
- Two tri-toon boats will be available to rent from 10 a.m. to 5 p.m., daily. Each tri-toon can hold up to 12 passengers. As shown in Figure 1 above, the tri-toons would dock at the existing commercial slips located in front of the property. Once passengers

book a reservation, they will receive a confirmation email with rules, regulations, and information on parking. Customers will be encouraged to use rideshare apps.

- Boats will be available to rent for a maximum of two hours. No experience is required to operate the tri-toon. However, anyone operating the boat is required to be a minimum of 21 years of age. The maximum speed of the tri-toon is five miles per hour. No alcohol is allowed on the boats at this time. Should the applicant choose to permit alcoholic beverages in the future, consumption shall comply with Department of Alcoholic Beverage Control regulations. A full project description provided by the applicant is provided as Attachment ZA No. 3.
- Since parking is limited on site, offsite parking will be available on the Balboa Peninsula. Passengers can use Palm Street Lot or the Balboa Pier Lot for parking. These municipal lots are accessible from East Balboa Boulevard and Palm Street. Palm Street Lot provides 60 parking spaces and the Balboa Pier Lot provides 614 spaces. From these lots, customers would use the Balboa Island Ferry from the peninsula (see Figure 2, below) to take them directly across the harbor to the subject property (see Figure 1, above). The ferry operates seven days a week from 6:30 a.m. to midnight and ensures that passengers will be able to use the ferry during the project's operating hours.
- Palm Street Lot limits parking to two hours, while the Balboa Pier Lot accommodates full-day parking. Therefore, these public parking lots are sufficient to serve the project and other commercial, and recreation uses within the Peninsula and Balboa Island.
- While customers would be parking in these municipal lots, the project is not expected to prevent coastal access. These lots operate on a first come first serve basis, and are intended for the general public that wish to access the coast, regardless if that is to take part in the project's marine activity or other nearby attractions such as the beach, which are both coastal dependent activities. The project provides the opportunity to cruise through Newport Harbor which requires proximity to the harbor. Ultimately, the use of these parking lots will continue to be used to access the coast.



Figure 2: Distance from Balboa Pier Lot (outlined in red) and Palm Street Lot (outlined in purple) to Balboa Island Ferry (outlined in yellow).

- The project site is not located adjacent to a coastal view road or Coastal Viewpoint as identified in the Coastal Land Use Plan (CLUP). The nearest designated coastal viewpoint is the Grand Canal bridge on Balboa Island, which is approximately 2,700 feet east of Property. The project does not propose any construction and therefore has no potential to degrade the visual quality of the coastal zone.
- The property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship

between the requirement and the project's impact and be proportional to the impact. The Project encourages access to and usage of the harbor.

- The property is located along the waterfront and adjacent to a public sidewalk along the perimeter of Balboa Island. Passengers will need to cross the public sidewalk to access the gangway; however, no improvements are proposed that would disrupt coastal access along the sidewalk.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under Sections 15301 and Section 15304 under Class 1 (Existing Facilities) and Class 4 (Minor Alterations to Land) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The Class 4 exemption consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The project authorizes a temporary rental boat business that uses existing infrastructure. Therefore, the Class 1 and Class 4 exemptions are applicable.

The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Project does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Laura Rodriguez, Assistant Planner
JP/lr

Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Project Description
 ZA 4 Project Floor Plan

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A LIMITED TERM PERMIT AND COASTAL DEVELOPMENT PERMIT AUTHORIZING A TEMPORARY BOAT RENTAL OPERATION LOCATED AT 504 SOUTH BAY FRONT (PA2025-0239)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Sandie Marchese (Applicant), concerning property located at 504 South Bay Front and legally described as Parcel 1 of Block 9 of Parcel Map No. 87-164 (Property).
2. The Applicant requests a limited term permit (LTP) and a coastal development permit (CDP) to authorize a boat rental operation for up to a one-year term. The Applicant will offer two electric tri-toon boats for rental excursions on Newport Harbor. When not in use, each electric tri-toon will be docked at existing commercial slips in front of the Property. Each boat accommodates up to 12 passengers. Boats will be available to rent between 10 a.m. to 5 p.m., daily. The Property is considered legal nonconforming due to limited parking available onsite. Passengers will be directed to park offsite. If approved, a Marine Activity Permit (MAP) is required from the City's Harbor Department (Project).
3. The Property is designated as Mixed-Use Water 2 (MU-W2) by the General Plan Land Use Element and is located within the Mixed-Use Water (MU-W2) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is Mixed-Use Water Related (MU-W) and it is located within the Mixed-Use Water (MU-W2) Coastal Zoning District.
5. A public hearing was held on April 16, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15301 and Section 15304 Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) and Class 4 (Minor Alterations to Land), because it has no potential to have a significant effect on the environment.
2. The Class 1 exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical

equipment, or topographical features, involving negligible or no expansion of use. The Class 4 exemption consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The Project authorizes the temporary operation of a boat rental and charter business. No vegetation would be removed and no permanent construction is proposed. Therefore, the Class 1 and Class 4 exemptions are applicable.

3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Project does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

Limited Term Permit

By Section 20.52.040(G) (Limited Term Permits – Findings and Decision) of the Newport Beach Municipal Code (NBMC), the following findings and facts are set forth:

Finding:

- A. *The operation of the limited duration use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the requested limited duration use;*

Facts in Support of Finding:

1. The LTP will allow the Project to operate for up to a one-year term while the Applicant considers viability of the business and pursues approvals for a permanent operation.
2. The Project's hours of operation are limited to 10 a.m. through 5 p.m., daily. The early closing hour will prevent late night disembarkations and should help prevent any noise impacts on nearby properties.
3. While no crew or captain would be required to operate the boat, like a charter boat operation, the rental and use of vessels for entertainment and excursions is a common recreational activity on the harbor.
4. The Project allows up to 12 passengers to board a tri-toon to cruise Newport Harbor. The boats will be available to rent for a maximum of two hours. No experience is required to operate the tri-toon. However, anyone operating the boat is required to be a minimum of 21 years of age. The maximum speed of the tri-toon is five miles per hour and the Project does not pose a hazard to the public.

5. The Applicant does not propose allowing alcohol on the boats. Should the Applicant choose to allow passengers to bring alcoholic beverages onboard in the future, consumption shall comply with Department of Alcoholic Beverage Control regulations.

Finding:

- B. The subject lot is adequate in size and shape to accommodate the limited duration use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot;*

Facts in Support of Finding:

1. The Property is a 0.12-acre (5,181-square-foot) rectangular lot that abuts the harbor.
2. The Property was developed in 1986 with an 8,330-square-foot mixed-use building served by 12 onsite parking spaces. The building's layout provides retail and parking on the first floor, office suites and residential units on the second floor, and a residential unit on the third floor. The Applicant will conduct its administrative operations on the second floor within an existing office suite. No customers will be inside the building. One parking space is available onsite for employees.
3. The two tri-toons will be docked and rented from existing commercial slips in front of the Property. No additional square footage or construction is proposed for the Project.
4. Public restrooms are available approximately 45-feet west of the Property, adjacent to the Balboa Island Ferry.
5. The Project is surrounded by neighboring properties also zoned MU-W2 which allows for similar marine-related land uses. The Project is commensurate with other waterfront properties with commercial slips and will provide additional coastal dependent recreation opportunities. No impact to neighboring properties is expected.

Finding:

- C. The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the limited duration use would or could reasonably be expected to generate;*

Facts in Support of Finding:

1. The Property is located on the southern side of Balboa Island. Balboa Island is fully developed with a street network. Since each tri-toon can hold up to 12 passengers, existing street infrastructure can adequately accommodate the vehicular traffic generated by the temporary use.

2. Once customers arrive on the Property, they will be directed along the Balboa Island boardwalk and onto a private gangway and dock. No changes to existing harbor infrastructure are necessary.

Finding:

- D. *Adequate temporary parking to accommodate vehicular traffic to be generated by the limited duration use would be available either on-site or at alternate locations acceptable to the Zoning Administrator; and*

Fact in Support of Finding:

1. The Property provides limited onsite parking with none designated for passengers. Offsite parking is primarily available on the Balboa Peninsula. Public parking on the peninsula is available at the Palm Street Lot (60 spaces) and the Balboa Pier Lot (614 spaces). These municipal lots are accessible from East Balboa Boulevard and Palm Street. From these lots, passengers can utilize the Balboa Island Ferry, which is located at the northern end of Palm Street. The ferry would take passengers from the Balboa Peninsula, directly across Newport Harbor, and to the southern end of Agate Avenue, which is only 60 feet west of the Property.
2. Upon booking a reservation, passengers will receive a confirmation email containing rules, regulations, and parking information. Additionally, passengers will be encouraged to use rideshare services.
3. The Balboa Island Ferry operates seven days a week from 6:30 a.m. to midnight, ensuring passengers can travel to and from the Property at any time during operating hours.
4. The municipal lots should be sufficient for both the Project and other commercial and recreation uses. The Palm Street Lot limits parking to two hours, while the Balboa Pier Lot accommodates full-day parking.
5. The Balboa Pier Lot and Palm Street Lot are available for the public on first-come, first-served basis. The addition of the Project's passengers to these lots does not prevent coastal access, as all users, whether visiting the Project or other nearby attractions, are arriving to access the coast. Excursions on Newport Harbor are a coastal-dependent use requiring proximity to the water, just as visiting the beach is a coastal-dependent activity. Regardless of who occupies a parking space, the purpose of the visit remains coastal access.

Finding:

- E. *The limited duration use is consistent with all applicable provisions of the General Plan, any applicable specific plan, the Municipal Code, and other City regulations;*

Facts in Support of Finding:

1. The Property is categorized as Mixed-Use Water 2 (MU-W2) by the General Plan Land Use Element. The MU-W2 designation is applied to waterfront locations in which marine-related uses may be intermixed with buildings that provide residential on the upper floor. The Project is consistent with the MU-W2 land use categorization as boat rentals and excursion services are marine-related uses.
2. The Property is zoned MU-W2. Boat rentals and marine entertainment and excursion vessels are permitted land uses in the MU-W2 Zoning District. Typically, these marine services require a zoning clearance letter from the Planning Department confirming adequate availability of onsite parking, and a MAP from the Harbor Department. The Applicant has requested an LTP pursuant to Section 20.52.040 (Limited Term Permits) of the NBMC to authorize the use of offsite parking for marine activity, for up to a 12-month term.
3. The site is not located within a specific plan area.

Coastal Development Permit

By Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the Newport Beach Municipal Code, the following findings, and facts in support of such findings are set forth:

Finding:

F. Conforms to all applicable sections of the certified Local Coastal Program.

Facts in Support of Finding:

1. The Property is categorized by the Coastal Land Use Plan (CLUP) as Mixed-Use Water Related (MU-W). MU-W is intended to provide areas appropriate for commercial development on or near the bay in a manner that will encourage the continuation of coastal-dependent, coastal-related uses, and visitor-serving uses. The Project provides a coastal dependent use that is compatible with other marine related commercial businesses around the Property.
2. The Property is within the Mixed-Use Water (MU-W2) Coastal Zoning District. Both boat rentals and marine entertainment and excursion vessels are allowed within the MU-W2 Coastal Zoning District.
3. The Facts in Support of Finding D are hereby incorporated by reference.
4. The Property is not located adjacent to a coastal view road or Coastal Viewpoint as identified in the CLUP. The nearest designated coastal viewpoint is Grand Canal bridge on Balboa Island, approximately 2,700 feet east of Property. The Project is for the limited duration operation of a boat rental service using existing infrastructure. The Project does not contain any permanent construction or unique features that could degrade the visual quality of the coastal zone.

Finding:

- G. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water within the coastal zone.*

Facts in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the Project's impact and be proportional to the impact. In this case, the Project is temporary in nature and provides an additional recreation marine activity for residents and visitors. The Project encourages access to and usage of the harbor.
2. The Property is located along the waterfront and adjacent to a public sidewalk that loops around Balboa Island. Passengers will need to cross the public sidewalk to access the gangway; however, no improvements are proposed that would disrupt access along the sidewalk.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Sections 15301 and Section 15304 under Class 1 (Existing Facilities) and Class 4 (Minor Alterations to Land) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Limited Term Permit (More Than 90 Days) and Coastal Development Permit filed as PA2025-0239, subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program Implementation Plan) of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 16TH DAY OF APRIL 2026.

Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL
(project specific conditions are italicized)

1. The development shall be in substantial conformance with the approved floor plan dated with the date of this approval (except as modified by applicable conditions of approval).
2. Any change in operational characteristics or expansion in area, shall require a subsequent review with the Planning Department, and may require an amendment to this Coastal Development Permit and Limited Term Permit or the processing of a new Coastal Development Permit and Limited Term Permit.
3. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
4. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this Limited Term Permit and Coastal Development Permit.
5. *The Applicant shall obtain a Marine Activity Permit (MAP) prior to operating the temporary boat excursions.*
6. *The Project shall not block access to the public sidewalk and shall remain accessible at all times to the public.*
7. *Outdoor storage of equipment shall be prohibited.*
8. *This Limited Term Permit and Coastal Development Permit shall expire 12 months from the issue date of the MAP unless an extension of up to one additional period of 12 months is granted by the Zoning Administrator in compliance with 20.52.040 (Limited Term Permits) of the NBMC. A letter requesting the extension shall be submitted to the Planning Division no later than 30 days prior to the expiration date of this permit.*
9. *The hours of operation for boat rental services shall be from 10 a.m. to 5 p.m., daily.*
10. *Structural alterations/modifications to the commercial docks shall be prohibited. Any alteration and/or modification to the commercial docks shall require approval from the California Coastal Commission.*
11. *The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.*
12. All proposed signage shall be in conformance with the provisions of Chapter 20.42 (Signs) of the NBMC.

13. This Limited Term Permit and Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
14. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **MarcWest Boat Operations including but not limited to the Limited Term Permit and Coastal Development Permit filed as PA2025-0239**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Building Division

15. A building permit shall be required when there is a change of use and/or occupancy, and if there is any construction proposed that is not exempt per chapter 105 of the California Building Code.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Limited Term Permit (More Than 90 Days and
Coastal Development Permit (PA2025-0239)
504 South Bay Front

Attachment No. ZA 3

Project Description

March 02, 2026

MarcWest.us

Application Number: PA2025-0239 Limited Term Permit more than 90 days

504 S Bay Front

Proposed Operations: Operate in May 1, 2026- May 1, 2027

Hours of Operations: 10:00 a.m. – 5:00 p.m.

1. Justification and Required Findings:

- A. The operation of the LTP at 504 S Bay Front will not be detrimental to the harmonious and orderly growth of the city. The project will not endanger, jeopardize or create a hazard to the public. The project will not affect health, interest, safety or general welfare of people residing or working in the neighborhood of the dock.
 - The property is a mixed use building that provides 12 parking spaces. The building consists of three stories – first floor is retail and parking, second floor is commercial spaces, which includes the unit that serves MarcWest, and the third floor is the residential space of the property owner. It is a large dock that has been used for rentals and private use since it was constructed in the 1980's. There will be no change in its operation.
 - It is an existing mix use facility that carries existing commercial uses with no issues.
 - There is no change of use to the existing spaces.
 - The existing office will be used for administration only. No customers will be in the building.
- B. The marina is adequate in size and shape to accommodate the LTP use without material detriment to the use and enjoyment of other properties in the area.
 - Existing commercial uses are not affected by the proposed operation. It is actually beneficial because it will attract tourism. We want to be an active member of the Balboa Island community.
- C. The marina is adequately served by streets and sidewalks to accommodate any traffic that the LTP could reasonably be expected to generate.
 - Parking can be across on the Balboa peninsula and if a customer takes the ferry, then we will reimburse for the ferry fee. Ferry operates seven days a week, 6:30 a.m. until midnight.
 - There are 2 city lots at Bay and Washington, there are the city beach lots and there is public on street parking on Palm. There is also a parking ramp on Palm. These lots have easy access to the ferry and the dock at 504 is right next to the Ferry on Bay Front.
- D. This operation will be at the dock in front of the property at 504 S Bay Front. This project is to operate a boat rental business with two ELECTRIC Tri-toon boats. Eight passengers for each tri-toon. Two Tri-toon boats will be docked and rented from this location. This location has had boat rental operations since 2000 and before. No customers will be in the building at this location. All rental paperwork and documents will be completed online. Dock will be used for mooring boats and boarding as it has since its construction.
- E. This project will comply with all necessary plans, codes and regulations. This project will provide a family friendly location harmonious with the area.

Attachment No. ZA 4

Project Floor Plan

504 South Bay Street 2nd floor offices

