

Attachment No. PC 5

Parking Study

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MEMORANDUM

DATE: August 8, 2025

TO: Jerry Arregui, City of Newport Beach

FROM: Arthur Black, LSA

SUBJECT: Parking Analysis for 3840 East Coast Highway

This memorandum identifies the trip generation potential for the proposed restaurant expansion at 3840 East Coast Highway. The project site most recently had two tenants: a 1,186-square-foot Japanese restaurant suite, an 836-square-foot engineering office suite, and a 270-square-foot entryway. Both suites are currently vacant. The project would refurbish the building and courtyard to provide a 270-square-foot entryway with an elevator and 2,155 gross square feet of restaurant space. Within the gross 2,155-square-foot restaurant space would be 834 net usable square feet of kitchen, 645 net usable square feet of dining area, and 618 net usable square feet of storage. Project plans are attached.

No tenant is currently identified, but it is anticipated that the proposed restaurant will operate as a bakery café between 6:00 a.m. and 8:00 p.m. with beer and wine service and no live music. Up to six employees are anticipated at the busiest times. The available public serving area indicates that 15 to 20 tables with a total of up to 43 seats could be provided.

REQUIRED PARKING

The City of Newport Beach (City) establishes off-street parking requirements in Newport Beach Municipal Code (NBMC) Section 20.40.040. These are the parking requirements for land uses throughout the entire city. General and business offices require 1 space per 250 square feet. Eating and drinking establishments with food service require 1 space per 100 square feet of interior space and 1 space per 150 square feet of outdoor dining areas. Table A compares the current NBMC required parking for the previous uses and the proposed project.

Table A: Municipal Code Parking Requirement

Land Use	Parking Space Rates Per Newport Beach Municipal Code Section 20.40.040	Project Parking Requirements		
		Size	Unit	Required Parking Spaces
Previous Land Use				
Japanese Restaurant	1 space per 100 sf interior and 1 space per 150 sf outdoor dining	1,186	sf	11.9
Engineering Office	1 space per 250 sf	836	sf	3.3
Previous Land Use Total				16 (15.2)
Proposed Land Use				
Bakery/Café	1 space per 100 sf interior and 1 space per 150 sf outdoor dining	2,155	sf	21.6
Proposed Land Use Total				22

Source: City of Newport Beach Municipal Code Section 20.40.040 (2025).

sf = square feet

As Table A shows, the NBMC would require 22 parking spaces for the proposed restaurant. Due to the conversion of office space to restaurant space, the proposed project would increase the NBMC parking requirement.

PARKING SUPPLY

In the existing condition, 3840 East Coast Highway provides rooftop parking accessible via an alley off of Hazel Drive. However, no parking spaces are compliant with the Americans with Disabilities Act (ADA). The proposed project would modify the rooftop parking area to provide an ADA-compliant, van-accessible parking space, an ADA path of travel, and an elevator down to the restaurant. The proposed project would provide a total of six striped parking spaces after these modifications, resulting in a waiver of 16 spaces.

The proposed project would also provide new bicycle parking in the form of bicycle racks within the rooftop parking area.

The existing parking supply is not visible from Coast Highway and will continue to not be visible after renovations. It is recommended that a sign indicating that parking is available behind the building be posted and visible to vehicles on Coast Highway.

Off-Site Parking

The project team made inquiries of neighboring businesses to determine whether off-site parking of employee vehicles would be a possibility. Unfortunately the conclusion of several weeks of inquiries and conversations was that no permanent off-site employee parking spaces are available.

On-Street Parking

Parallel parking spaces on Coast Highway are indicated with pavement markings. On the north side of Coast Highway, nine parking spaces are marked between Hazel Drive and Seaward Road. Patrons parking in one of these spaces would not need to cross a street to reach the proposed restaurant. These parking spaces are not metered, but parking duration is limited to 2 hours between 7:00 a.m. and 6:00 p.m. An additional three parking spaces on Coast Highway are located between Hazel Drive and Poppy Avenue and six parking spaces between Poppy Avenue and Poinsettia Avenue. Again, on-street parking is not metered but duration is limited to 2 hours, with some spaces limited to 30 minutes between 7:00 a.m. and 6:00 p.m. These 18 parking spaces are located within 450 feet of the proposed restaurant and are likely to be used by restaurant patrons.

Parking accumulation data collected in this area during a typical warm, sunny week in October for the City's *Corona del Mar District Study* indicate that peak use of these on-street parking spaces occurs around noon on weekdays. Peak parking demand around noon on weekdays coincides with peak parking demand for the neighboring restaurant (i.e., Gallo's Italian Deli). The only other restaurant between Poinsettia Avenue and Seaward Road is Mama D's Italian Kitchen, which is only open after 4:00 p.m. As a bakery/café, the proposed project is likely to experience its peak parking demand before noon, which would result in offsetting hours of peak demand for the restaurants in the immediate project vicinity.

During this period of peak use, up to 85 percent of the parking spaces east of Hazel Drive and up to 70 percent of the parking spaces west of Hazel Drive are occupied. This would indicate approximately four available parking spaces at noon on weekdays. Parking survey data indicated that more than half of the parking spaces (east and west of Hazel Drive) are available on Saturday, which means that nine on-street parking spaces could be available to restaurant patrons throughout the day on Saturday.

Unmarked parallel parking spaces are also available on Hazel Drive. These parking spaces are not metered but are limited in duration to 2 hours between 7:00 a.m. and 6:00 p.m. Both the east and west sides of Hazel Drive provide approximately 64 feet of parking between Coast Highway and the alley. Based on 20 feet per parallel parking space, each parking area would provide three parking spaces for a total of six on-street parking spaces. North of the alley, Hazel Drive becomes a one-way southbound street with physical barriers to prevent northbound through traffic. Therefore, no project vehicles could continue north into the residential neighborhood. Surveys of parking demand on Hazel Drive showed up to 85 percent of the on-street parking spaces occupied during peak parking demand at noon on a weekday but less than half occupied on Saturday. Hazel Drive would therefore have one available parking space during peak demand on a weekday and three available parking spaces on Saturday.

Total Parking Supply

The total potential on-site parking supply (6 after modification for ADA compliance) is less than the NBMC required parking (22). Table B summarizes the total on-site and on-street parking supply available to patrons of the proposed restaurant. During the period of highest parking utilization on weekdays (i.e., noon) the total available parking (11) and the total available parking on weekends (18) is less than the parking requirement. However, as a bakery/café, the project's peak parking demand is likely to occur in the morning when Gallo's Italian Deli is less busy and more parking is available in the project vicinity. In addition, vehicle parking demand may be less than projected by the NBMC requirement.

Table B: Available Parking Supply

Parking Location	Weekday	Weekend
On Site	6	6
Coast Highway ¹	4	9
Hazel Drive ²	1	3
Total Available Parking	11	18

Source: Compiled by LSA (2025).

¹ Available parking according to surveys of the 18 parking spaces.

² Available parking according to surveys of the 6 parking spaces.

ALTERNATIVE TRAVEL MODES

The City of Newport Beach Circulation Element acknowledges that Corona del Mar was largely subdivided prior to widespread adoption of the automobile, resulting in limited parking availability. The Circulation Element looks to leveraging technology changes to support a trend toward less private vehicle parking.

Bus stops for Orange County Transportation Authority (OCTA) Route 1 are located near the project site (i.e., approximately 300 feet north), which gives employees an alternative option for commuting to work. In Corona del Mar, a high percentage of restaurant patrons walk or ride bicycles. Past surveys collected by LSA indicated approximately 38 percent of a particular restaurant's patrons arrived by walking and bicycle. The City is preparing a study of the Corona del Mar corridor that considers ways to promote and support additional restaurant land uses to further enhance the vibrancy of the area's pedestrian and bicycle traffic. This project is an opportunity to implement plans for additional restaurant land uses serving Corona del Mar residents.

As previously stated, the NBMC parking requirements are applied to all development in the city without regard to location. However, in areas where use of alternatives to automobile travel are more common, parking demand may be less than in areas where automobile is the exclusive travel mode. If the travel trends previously observed in Corona del Mar (i.e., a high percentage walking and riding bicycles) occur for the proposed restaurant, then parking demand is likely to be much lower than what it would be in an exclusively suburban area. These travel mode shifts would bring the vehicle parking demand into better alignment with the available parking supply.

SUMMARY AND RECOMMENDATIONS

The project site most recently had two tenants, a 1,186-square-foot Japanese restaurant and an 836-square-foot engineering office with a 270-square-foot entryway, but both suites are currently vacant. The project would refurbish the building and courtyard to provide a 270-square-foot entryway with an elevator and 2,155 gross square feet of restaurant space, which would contain 834 net usable square feet of kitchen space, 618 net usable square feet of storage, and 645 net usable square feet of dining area with up to 43 seats. No tenant is currently identified, but it is anticipated that the proposed restaurant will operate as a bakery café between 6:00 a.m. and 8:00 p.m.

The NBMC calculates that the proposed land use would require 22 parking spaces in a suburban setting. This is an increase in the required parking compared to the most recent land uses. However, restaurants in Corona del Mar have a high percentage of patrons arriving by walking and bicycle. This is likely to result in lower parking demand than anticipated by the NBMC. The project site will provide bicycle racks within the parking area to facilitate the bicycle travel mode.

The project would modify the rooftop parking area to provide 6 striped parking spaces, including an ADA-compliant parking space. Hazel Drive has space for 6 on-street parking spaces, then northbound travel terminates at the alley so that restaurant patrons could not continue into the residential neighborhood. A total of 18 marked on-street parking spaces are provided on the north side of Coast Highway between Poinsettia Avenue and Seaward Road. All 24 on-street parking spaces are located within 450 feet of the proposed restaurant. Surveys of parking demand showed that at least 5 spaces are available during the period of peak parking demand (i.e., noon on weekdays) and 12 are available during the period of peak parking demand on Saturday.

The project's on-site parking supply is less than the NBMC parking requirement. However, parking demand is likely to be lower because of walking and bicycle travel modes and the on-street parking available in the project vicinity. Time-limited parking spaces on Coast Highway (i.e., the green zone curb) near the project site would be available for restaurant pick-up or rideshare pick-up/drop-off. It is recommended that restaurant employees be directed to park in the on-site parking spaces as they

are parked for longer periods of time with minimal turnover. This would permit the public parking resources within Corona del Mar to be better shared between adjacent land uses.

Attachment: A: Project Plans

ATTACHMENT A

PROJECT PLANS

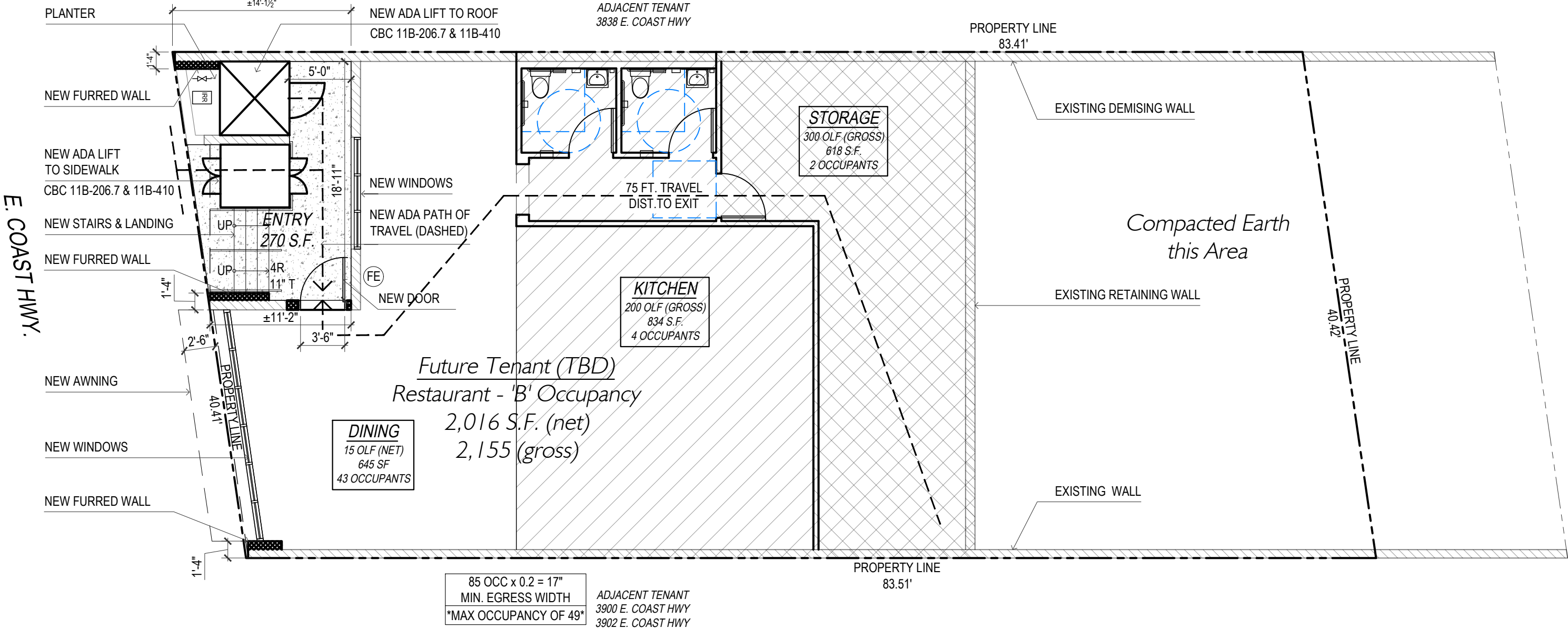
PROPOSED GROSS AREAS & OCCUPANCIES		
	AREA	OCC. TYPE
Restaurant	2,155 S.F.	B
Entry	270	B

DEFERRED SUBMITTALS	
FIRE SPRINKLERS (NFPA 13)	SIGNAGE
FIRE ALARMS	
FIRE SUPPRESSION SYSTEM	

MEANS OF EGRESS ANALYSIS	
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE:	
-	WITH SPRINKLER SYSTEM ¹ = 100 FEET
EXIT ACCESS TRAVEL DISTANCE:	
-	WITH SPRINKLER SYSTEM ² = 300 FEET
¹ - PER TABLE 1006.2.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY WITH SPRINKLERS	
² - PER TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLERS	

OCCUPANT LOAD CALCULATION (CBC TABLE 1004.5)			
Description	AREA	OLF	OCCUPANTS
Kitchen (gross)	834 SF	1:200	4.17 -> 4
Storage (gross)	618 SF	1:300	2.06 -> 2
Dining (net)	645 SF	1:15	43
FOH Walls*	58 SF		
TOTAL	2,155 S.F.		49 OCCUPANTS
* AREA OF FOH WALLS NOT INCLUDED IN THE NET DINING AREA FOR OCCUPANCY CALCULATION			

PLUMBING FIXTURE ANALYSIS (CPC TABLE 422.1)	
49 MAX. OCCUPANTS = 24 MEN & 25 WOMEN	
MEN : 1 TOILET, 1 URINAL*, 1 LAVATORY	
WOMEN : 1 TOILETS, 1 LAVATORY	
* WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED, THE URINAL IS PERMITTED TO BE OMITTED.	
- LOCATION OF RESTROOMS TO BE DETERMINED BY FUTURE TENANT IMPROVEMENT.	



3840 E. COAST HWY.

09 Proposed Floor Plan

Corona del Mar

Scale : 1/8" = 1'-0"

robinson hill architecture, inc.



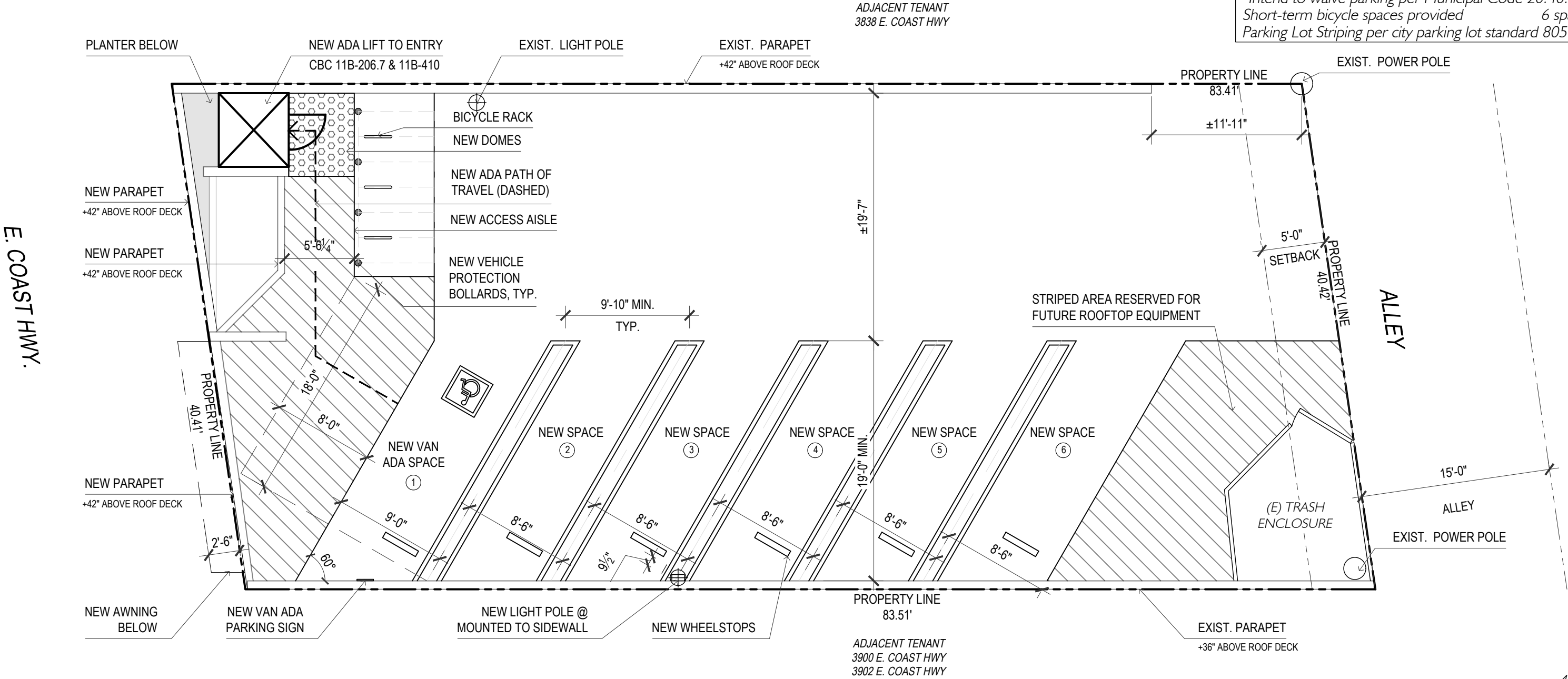
A California Corporation 3195 B Airport Loop Drive Costa Mesa, California 92626 telephone: 714.825.8888

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- PUBLIC WORKS - CONDITIONS
- NEW SEWER CLEAN OUT SHALL BE INSTALLED ON THE EXISTING SEWER LATERAL PER CITY STANDARD 406
 - PARKING LAYOUT SHALL COMPLY WITH CITY STANDARD 805

PROPOSED PARKING

	AREA	RATIO	SPACES
New Restaurant	2,155 S.F.	1:100	21.55
Total Required Spaces			22 spaces ¹
Total Proposed Spaces			6 spaces*
		*(5 Standard plus 1 Van ADA)	
¹ Intend to waive parking per Municipal Code 20.40.110			
Short-term bicycle spaces provided			6 spaces
Parking Lot Striping per city parking lot standard 805.			



3840 E. COAST HWY.

10 Proposed Roof Plan

Corona del Mar

Scale : 1/8" = 1'-0"