

Attachment No. PC 3

Parking Study

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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

100 Civic Center Drive
Newport Beach, California 92660

949 644-3200
newportbeachca.gov/communitydevelopment

Memorandum

To: Planning Commission
From: Jerry Arregui, Assistant Planner
Date: August 13, 2025
Re: Parking Study Clarification

This memorandum will serve to clarify the discussion within the parking study prepared by Trames Solutions Inc., dated May 29, 2025 (Study) which serves as support for the requested parking waiver.

It should be noted that the subject application (PA2024-0231) was originally submitted in January 2025 and the Study analyzed the proposed restaurant with the parking requirement in effect at the time and as currently specified in Section 21.40.040 (Off-Street Spaces Required) of Title 21 (Local Coastal Program Implementing Plan) the Newport Beach Municipal Code (NBMC), which requires a parking rate of one space per 30 to 50 square feet of net public area (NPA). As a result, the Study assumes a total parking demand of 28 spaces for the proposed restaurant and a required waiver of 19 parking spaces.

However, over the past two years, staff has been working with the California Coastal Commission to revise the commercial parking requirements within Title 21 to align with the parking requirements found in Title 20 (Planning and Zoning) of the NBMC. These revised Title 20 requirements were adopted by the City Council on May 23, 2023 (Ordinance No. 2023-6) and require one parking space per 100 square feet of gross floor area and one parking space per 150 square feet for outdoor dining areas for restaurant uses. On July 22, 2025, the City Council introduced Ordinance No. 2025-13 to effectuate the changes to Title 21 and passed it on to second reading on August 26, 2025, after which point the updated parking requirements would become effective immediately Citywide.

Utilizing the revised commercial parking requirements would result in a total parking requirement of 25 spaces for the proposed restaurant, and a reduced parking waiver of 15 spaces. Therefore, the Study provides a more conservative analysis and further supports that the available onsite parking spaces would be sufficient to support the proposed restaurant during peak parking demand.

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May 29, 2025

Mr. Mark Moshayedi
3021 East Coast Highway LLC.
3121 Michelson Drive, #200
Irvine, CA 92612

Subject: Proposed Restaurant Parking Study (JN 0332-0001)

Dear Mr. Moshayedi:

Trames Solutions Inc. is pleased to submit the following parking study for the proposed restaurant. It is our understanding that the project will consist of expanding a restaurant (La Fogata) into the existing space previously occupied by a dry-cleaning business (Pacific Shores Cleaners and currently occupied by a restaurant – La Fogata Fresh). The site is located at 3025 and 3027 East Coast Highway in the City of Newport Beach.

INTRODUCTION

The Pacific Shores Cleaners is currently vacant but previously occupied 1,124 square feet of space. The existing La Fogata restaurant is 1,205 sf. The proposed expanded restaurant will combine these two suites for a total of approximately 2,329 sf and operate as a standalone entity. Attachment A provides the layout of the individual uses and the overall site.

Currently, there are 70 parking spaces available on site (66 regular spaces and 4 handicap spaces).

The intent of this parking study is to determine the current parking demands and estimate the future parking demands based on the proposed restaurant.

The following scope of work represents the services conducted to evaluate the adequacy of the number of parking spaces at the shopping center.

1. Conducted parking counts between 6:00 AM to 10:00 PM on a weekday and on a weekend at the shopping center, along Iris Ave., along 1st Ave., along Jasmine Ave., and at the City owned lots along Bayside Drive.
2. Identified the maximum number of occupied parking spaces based on the empirical counts.
3. Determined the project's parking demand based on the proposed square footage utilizing the City's parking demand rates.
4. Determined the parking demands based on other vacancies.

CITY OF NEWPORT BEACH PARKING CODE REQUIREMENTS

As indicated previously, the project is proposed to be located within an existing commercial center that has parking requirements based on the City's coded and previously approved parking waivers as shown on Table 1. Table 1 indicates that the shopping center is required to provide 167 spaces, which includes the proposed project. The shopping center includes a waiver for 23 spaces. With the proposed project, an additional 19 space waiver is being requested to accommodate the project. Therefore, a net total of 125 spaces are required.

The following parking rate is based on the City of Newport Beach's Municipal Code 21.40.060 for the proposed restaurant:

- Food Service Uses = 1 parking space for each 30 to 50 square feet of net public area (NPA)

The proposed restaurant is anticipated to operate between 6:30 AM and 10:00 PM and would include a total of 1,400 sf of net public area once the existing restaurant and the

dry cleaner area are combined. According to the code requirements, the parking requirement for the restaurant would be 28 spaces based on the ratio of 1 space for 50 square feet of net public area. This rate is supported based on CDM commercial corridor where high walk-up traffic, e-bike use in the area, the high density of residences near the shopping center, availability of nearby on-street parking, and the synergy of other on-site uses are expected to reduce the parking demands versus a standalone, isolated food service use. Furthermore, the parking rate of 1/50 is supported by the physical design and operational characteristics: Take-out portion of the restaurant (café) is anticipated to have offset peak operating times from the sit-down area of the restaurant (higher-end dining).

According to the NBMC Sec.20.38.060.B.1, a change of use is permitted without requiring addition parking provided the new use requires a rate of no more than 1/250 sf. Therefore, an allowance of 9 spaces can be provided for the combined building space ($9 \text{ sp} = 2,329 \text{ sf} * 1/250 \text{ sf}$)

Proposed restaurant

- Restaurant = 28 spaces ($28 \text{ spaces} = 1,400 \text{ sf} * 1 \text{ sp}/50 \text{ sf}$)
 - Nonconforming Parking Allowance (NBMC Sec. 20.38.060.B.1) 9 sp
- Total: 19 spaces required (Requested waiver)

Existing Conditions

- Existing Restaurant = 26 spaces
- Existing Pacific Shore Cleaners = 5 spaces
- Total Spaces Required for 2 uses = 31 spaces
- La Fogata (UP3235) = Waiver 21 spaces

PARKING SURVEY

As indicated previously, the study area consists of 70 on-site parking spaces. A parking count was conducted on Saturday, March 8, 2025 and Thursday, March 20, 2025 between the hours of 6:00 AM – 10:00 PM under dry conditions. Attachment B contains the empirical parking survey for the weekend and weekday time periods. In addition to the shopping center, parking counts were conducted along the streets adjacent to the site (Iris Ave., 1st Ave., Jasmine Ave., E. Coast Hwy.) and the City-owned parking lots at Marguerite Ave./Bayside Dr. and Larkspur Ave./Bayside Dr.

The highest demand on the weekend at the shopping center occurred at 10:00 AM with a total of 60 occupied spaces for an overall utilization rate of 85.7% (60 occupied stalls/70 total on site stalls). Based on a supply of 70 parking spaces, a surplus of 10 parking spaces were available during the peak weekend demand period. This may be attributed to employees parking off site. Although the City does not allow off-site parking to be used in calculating the available supply for a commercial use, the following vacancies have been identified for informational purposes during the site's peak parking demand.

Weekend offsite parking supply at 10:00 AM

Iris Ave. (8 available spaces): 7 occupied, 1 vacant

1st Ave. (4 available spaces): 2 occupied, 2 vacant

Jasmine Ave. (6 available spaces): 2 occupied, 4 vacant

E. Coast Hwy. (8 available spaces): 3 occupied, 5 vacant

Pay Lot Marguerite Ave./Bayside Dr. (34 available spaces): 0 available due to weekend event

Pay Lot Larkspur Ave./Bayside Dr. (18 available spaces): 0 available due to weekend event

Total Available: 12 off-site spaces

It should be noted that the CdM Farmers' Market occupied the City's Bayside Drive Lots on Saturdays. The weekday had the highest demand of 58 occupied parking spaces

occurring at 1:00 PM for an overall utilization rate of 82.9% (58 occupied stalls/70 total on site stalls). Based on a supply of 70 parking spaces, a surplus of 12 parking spaces were available during the peak weekday demand period.

Weekday off-site parking supply at 1:00 PM

Iris Ave. (8 available spaces): 6 occupied, 2 vacant

1st Ave. (4 available spaces): 1 occupied, 3 vacant

Jasmine Ave. (6 available spaces): 4 occupied, 2 vacant

E. Coast Hwy. (8 available spaces): 1 occupied, 7 vacant

Pay Lot Marguerite Ave./Bayside Dr. (34 available spaces): 2 occupied, 32 vacant

Pay Lot Larkspur Ave./Bayside Dr. (18 available spaces): 3 occupied, 15 vacant

Total Available: 61 off-site spaces

It should be noted that the Pacific Shore Cleaners was not in operation at the time that the parking counts were collected.

CONCLUSIONS

Based on the City's parking code (167 spaces) and previously approved parking waivers (-42 spaces), the existing commercial center would require a total of 125 on-site parking spaces.

In order to determine the actual parking demands, empirical parking counts were collected during the peak timeframe on a weekend and weekday. The counts indicate the highest demand occurred on a weekend with 60 out of the total 70 parking spaces were occupied (85.7% utilization rate). This results in an excess supply of 10 spaces.

Since the Pacific Shores Cleaners was not in operation at the time the parking counts were collected, a 5 parking space addition was added to the existing parking counts. Based on the City of Newport Beach's parking code, the proposed expansion project

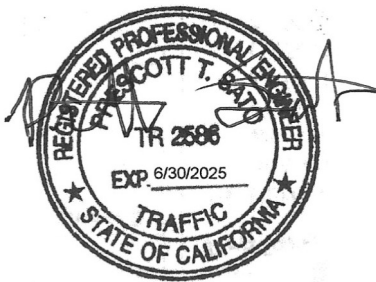
would require a total of 3 fewer parking spaces. Therefore, assuming that the proposed project's parking demands occur concurrently with the shopping center's peak, there would be a total demand of 62 parking spaces (60 peak demand spaces + 5 for the vacant Pacific Shores - 3 net required spaces = 62 required spaces). Since the site has 70 available parking spaces, there would be a 8-space surplus.

For informational purposes, during the weekend and weekday peak period parking demands of the shopping center, a total of 12 and 61 off-site parking spaces were available, respectively.

The proposed restaurant expansion/reuse does not have areas designated for bike parking or parking spaces designated for ridesharing. However, employees are encouraged to use non-motorized vehicle transportation or to park their vehicles at the nearby City lots along Bayside Dr. It is important to note that several other business owners/tenants are required to purchase the City's annual parking permits for their employees to park at the Bayside Dr. municipal lot. The parking survey occupancy reflects some employees parking off-site.

If there are any questions regarding the analysis, please do not hesitate to call me at (949) 244-2436.

Respectfully submitted,
Trames Solutions Inc.



Scott Sato, P.E.
Vice President

Attachment A – Site Plan
Attachment B – Empirical Parking Data

Table 1

Shopping Center Parking Summary

Business	Area (Square Feet)	Parking Required before Waivers	Parking Credits	Parking Waived	Net Parking Required
Poppy Bank	2246	9		0	9
New Restaurant	2329 With 1400 public area	28 ¹	9 ²	19 ³	9
Gina's Pizza	1100	17		17 ⁴	0
CVS/Mothers	18169 ⁵	91		0	91
Jan's	1243	8		4 ⁶	4
Orangetheory	2783	14		2 ⁷	12
Total Parking Required		167		42	125

¹ 28 spaces required based on 1400 sf of Net Public Area at a rate of 1/50 sf spaces/sf.

² Per NBMC Section 21.38.060, a credit of 9 spaces can be allowed for the combined tenant (2329 sf/250 sf)

³ A waiver of 19 additional spaces are requested to offset the required spaces and credits.

⁴ UP1761 Gina's Pizza

⁵ UP3650 CVS/Mother's site. It should be noted that the Mezzanine (1,673 sf) has been eliminated.

Therefore the square footage has been reduced from 19,842 to 18,169 sf.

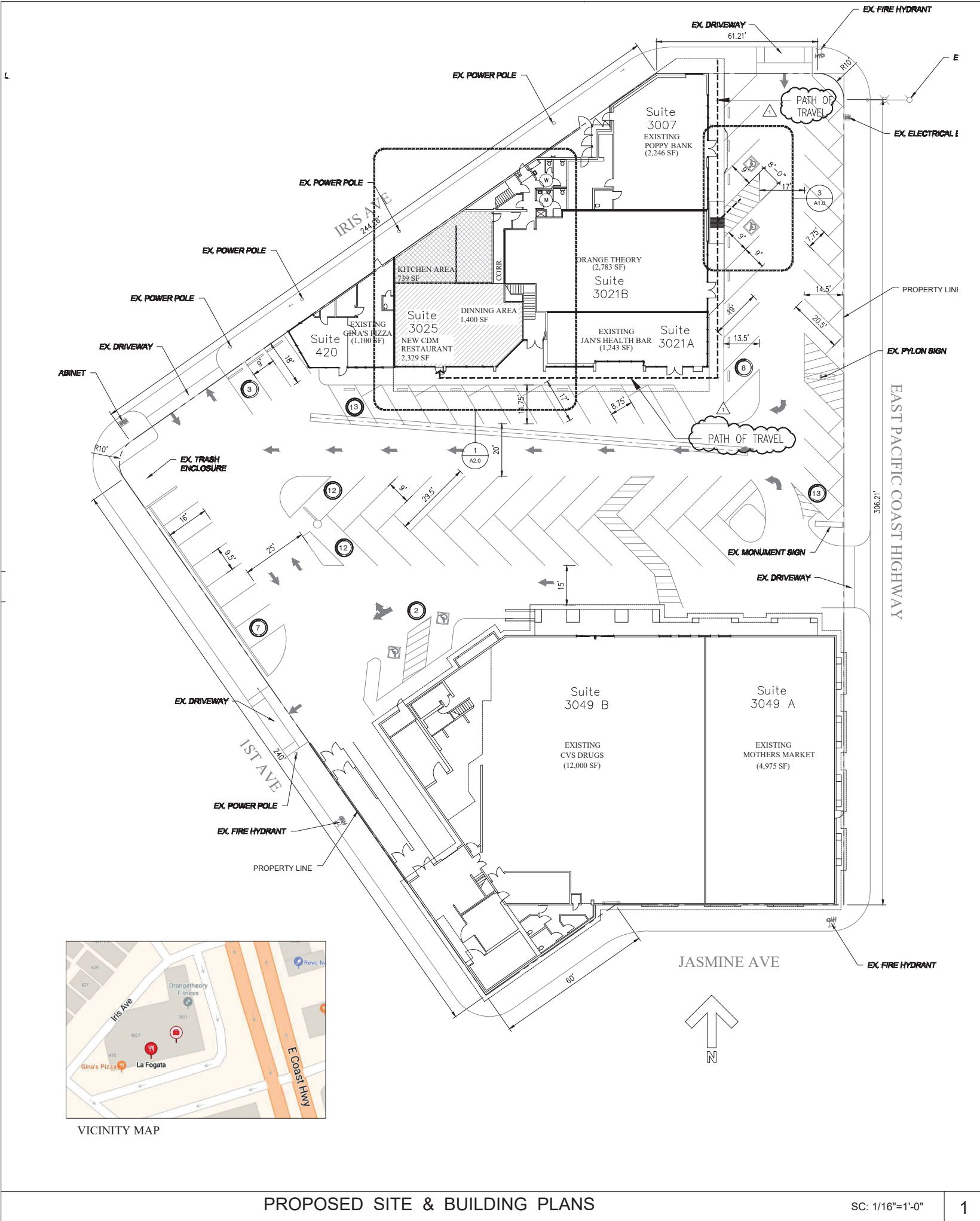
UP3650 waived 9 parking spaces associated with an addition of a mezanine to the previous occuppnts of the CVS/Mothers building. The mezanine has been removed, and therefore the waiver is not longer applicable

⁶ UP2016-037 Jan's

⁷ UP2016-031 Orangetheory

ATTACHMENT A

SITE PLAN



PROPOSED SITE & BUILDING PLANS

SC: 1/16"=1'-0"

1

PROJECT SUMMARY

EXISTING SUITES 3025 & 3027

FIRST FLOOR: TOTAL AREA 2,329 SF
1,205 SF RESTAURANT + 1,124 SF VACANT UNIT = 2,329

PROPOSED COMBINED SUITES 3025 & 3027 FOR A RESTAURANT

TOTAL AREA: 2,329 SF
FIRST FLOOR: 2,329 SF RESTAURANT

EXISTING PARKING DATA

TOTAL STANDARD PARKING SPACES: 70 SPACES
ACCESSIBLE PARKING SPACES: 4 SPACES

PROPOSED PARKING DATA

TOTAL STANDARD PARKING SPACES: 70 SPACES
ACCESSIBLE PARKING SPACES: 4 SPACES

PROJECT SUMMERRY

2



Revisions Date

Job Number

Drawn By

Checked By

Scale

Date 5-8-25

Sheet Title

SITE PLAN

OWNERSHIP AND USE OF DOCUMENTS
All Drawings, Specifications, and copies thereof furnished by B.E. ARCHITECTS are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of B.E. ARCHITECTS common law copyright or other reserved rights.

Sheet No.

EXIST'G ACCESSIBLE PARKINGS & RAMP

3

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ATTACHMENT B

EMPIRICAL PARKING DATA

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Corona Del Mar
3025 East Coast Hwy, Corona Del Mar, CA 92625

Saturday, March 8th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Shopping Center 3025 E. Coast Hwy	Regular	65	7	9	31	50	58	55	45	52	40	41	28	32	44	37	28	18	4
	Handicap	4	0	0	0	0	1	1	1	0	1	0	1	0	1	1	0	0	0
	Reserved - Gina's Pizza	2	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
	Illegal	-	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	71	7	10	32	50	60	56	47	52	41	41	29	32	45	38	28	18	4
Total Occupancy		71	7	10	32	50	60	56	47	52	41	41	29	32	45	38	28	18	4
Total Percent			10%	14%	45%	70%	85%	79%	66%	73%	58%	58%	41%	45%	63%	54%	39%	25%	6%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Iris Avenue between 1st Ave. and E. Coast Hwy.	Regular	8	3	4	4	4	7	7	7	7	7	5	3	5	5	6	5	5	3
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	8	3	4	4	4	7	7	7	7	7	5	3	5	5	6	5	5	3
Total Occupancy		8	3	4	4	4	7	7	7	7	7	5	3	5	5	6	5	5	3
Total Percent			38%	50%	50%	50%	88%	88%	88%	88%	88%	63%	38%	63%	63%	75%	63%	63%	38%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
1st. Ave. between Iris Ave. and Jasmine Ave.	Regular	3	0	1	1	1	2	3	3	3	3	3	2	3	3	2	1	0	0
	Illegal	-	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
	Subtotal	3	0	1	1	1	2	3	3	4	3	3	2	3	3	2	1	0	0
Total Occupancy		3	0	1	1	1	2	3	3	4	3	3	2	3	3	2	1	0	0
Total Percent			0%	33%	33%	33%	67%	100%	100%	133%	100%	100%	67%	100%	100%	67%	33%	0%	0%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Jasmine Ave. between 1st. Ave. and E. Coast Hwy.	Regular	6	0	1	2	2	2	2	3	3	2	3	1	0	0	0	0	0	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	6	0	1	2	2	2	2	3	3	2	3	1	0	0	0	0	0	0
Total Occupancy		6	0	1	2	2	2	2	3	3	2	3	1	0	0	0	0	0	0
Total Percent			0%	17%	33%	33%	33%	33%	50%	50%	33%	50%	17%	0%	0%	0%	0%	0%	0%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
E. Coast Highway between Iris Ave. and Jasmine Ave.	Regular	8	1	0	2	0	3	6	2	5	5	1	0	1	1	1	0	0	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	8	1	0	2	0	3	6	2	5	5	1	0	1	1	1	0	0	0
Total Occupancy		8	1	0	2	0	3	6	2	5	5	1	0	1	1	1	0	0	0
Total Percent			13%	0%	25%	0%	38%	75%	25%	63%	63%	13%	0%	13%	13%	13%	0%	0%	0%

Note: Parking used by restaurant 5pm - 10pm

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Pay Lot corner of Marguerite Ave. and Bayside Dr.	Regular	32	0	0	0	0	0	0	0	0	1	0	2	24	32	26	23	13	6
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	1	1	1	2	0	0
	Subtotal	34	0	0	0	0	0	0	0	0	1	0	2	25	33	27	25	13	6
Total Occupancy		34	0	0	0	0	0	0	0	0	1	0	2	25	33	27	25	13	6
Total Percent			0%	0%	0%	0%	0%	0%	0%	0%	3%	0%	6%	74%	97%	79%	74%	38%	18%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Pay Lot corner of Larkspur Ave. and Bayside Dr.	Regular	17	0	0	0	0	0	0	0	0	1	0	0	7	8	8	4	2	2
	Handicap	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	18	0	0	0	0	0	0	0	0	1	0	0	7	8	8	4	2	2
Total Occupancy		18	0	0	0	0	0	0	0	0	1	0	0	7	8	8	4	2	2
Total Percent			0%	0%	0%	0%	0%	0%	0%	0%	6%	0%	0%	39%	44%	44%	22%	11%	11%

Corona Del Mar
3025 East Coast Hwy, Corona Del Mar, CA 92625

Thursday, March 20th, 2025

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Shopping Center 3025 E. Coast Hwy	Regular	65	21	21	23	45	41	55	45	56	41	43	38	46	51	39	25	13	7
	Handicap	4	0	1	1	1	1	1	3	1	2	1	2	0	1	0	0	0	0
	Reserved - Gina's Pizza	2	0	0	0	0	0	1	1	1	1	1	1	0	0	0	0	0	0
	Illegal	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal		71	21	22	24	46	43	57	49	58	44	45	41	46	52	39	25	13	7

Total Occupancy	71	21	22	24	46	43	57	49	58	44	45	41	46	52	39	25	13	7
Total Percent		30%	31%	34%	65%	61%	80%	69%	82%	62%	63%	58%	65%	73%	55%	35%	18%	10%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Iris Avenue between 1st Ave. and E. Coast Hwy.	Regular	8	2	2	3	2	4	3	5	6	5	5	4	5	4	5	5	4	2
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	8	2	2	3	2	4	3	5	6	5	5	4	5	4	5	5	4	2

Total Occupancy	8	2	2	3	2	4	3	5	6	5	5	4	5	4	5	5	4	2
Total Percent		25%	25%	38%	25%	50%	38%	63%	75%	63%	63%	50%	63%	50%	63%	63%	50%	25%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
1st. Ave. between Iris Ave. and Jasmine Ave.	Regular	3	0	0	2	2	2	2	3	1	1	0	2	1	1	1	1	1	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	3	0	0	2	2	2	2	3	1	1	0	2	1	1	1	1	1	0

Total Occupancy	3	0	0	2	2	2	2	3	1	1	0	2	1	1	1	1	1	0
Total Percent		0%	0%	67%	67%	67%	67%	100%	33%	33%	0%	67%	33%	33%	33%	33%	33%	0%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Jasmine Ave. between 1st. Ave. and E. Coast Hwy.	Regular	6	1	1	3	3	4	3	4	4	3	4	2	1	1	1	1	1	1
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	6	1	1	3	3	4	3	4	4	3	4	2	1	1	1	1	1	1

Total Occupancy	6	1	1	3	3	4	3	4	4	3	4	2	1	1	1	1	1	1
Total Percent		17%	17%	50%	50%	67%	50%	67%	67%	50%	67%	33%	17%	17%	17%	17%	17%	17%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
E. Coast Highway between Iris Ave. and Jasmine Ave.	Regular	8	1	2	0	1	1	1	1	1	0	1	1	1	3	5	5	1	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	8	1	2	0	1	1	1	1	1	0	1	1	1	3	5	5	1	0

Total Occupancy	8	1	2	0	1	1	1	1	1	0	1	1	1	1	3	5	5	1	0
Total Percent		13%	25%	0%	13%	13%	13%	13%	13%	0%	13%	13%	13%	13%	38%	63%	63%	13%	0%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Pay Lot corner of Marguerite Ave. and Bayside Dr.	Regular	32	1	2	2	4	4	3	3	2	3	4	1	4	20	27	23	11	3
	Handicap	2	0	0	0	1	1	1	0	1	1	1	0	1	2	1	0	0	0
	Subtotal	34	1	2	2	5	5	4	4	2	4	5	2	4	21	29	24	11	3

Total Occupancy	34	1	2	2	5	5	4	4	2	4	5	2	4	21	29	24	11	3
Total Percent		3%	6%	6%	15%	15%	12%	12%	6%	12%	15%	6%	12%	62%	85%	71%	32%	9%

		Inventory	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Pay Lot corner of Larkspur Ave. and Bayside Dr.	Regular	17	0	0	0	1	1	2	1	3	1	1	1	0	1	2	2	2	0
	Handicap	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	18	0	0	0	1	1	2	1	3	1	1	1	0	1	2	2	2	0

Total Occupancy	18	0	0	0	1	1	2	1	3	1	1	1	1	0	1	2	2	2	0
Total Percent		0%	0%	0%	6%	6%	11%	6%	17%	6%	6%	6%	6%	0%	6%	11%	11%	11%	0%