

CITY OF NEWPORT BEACH
BALBOA VILLAGE ADVISORY COMMITTEE MINUTES

Location: ExplorOcean, 600 East Bay Avenue
Wednesday, October 9, 2013 - 4:00 p.m. to 5:30 p.m.

I. Call Meeting to Order

Committee Member Petros, Council Member, called the meeting to order at 4:00 p.m.

The following persons were in attendance:

Committee Members:

Tony Petros- Council Member
Gloria Oakes – Balboa Peninsula Point Association
Ralph Rodheim – Balboa Village Merchant Association Member
Grace Dove – Central Newport Beach Community Association
Tom Pollack – ExplorOcean Representative
Jim Stratton – At-Large Representative

Staff Members:

Brenda Wisneski, Deputy Community Development Director
Tony Brine, City Traffic Engineer
Fern Nueno, Associate Planner
Brian Canepa, Nelson Nygaard (Parking Consultant)

II. Public Comment on Non-Agendized Items (comments limited to 3 minutes)

Interested parties were invited to address the Committee on Non-Agendized Items. There was no response and Committee Member Petros closed Public Comment on Non-Agendized Items.

III. Approval of Minutes (Attachment 1)

Recommended Action: Approve August 14, 2013 and September 11, 2013 Minutes

Interested parties were invited to address the Committee on the August 14th minutes. There was no response and Committee Member Petros closed public comments for this item.

Interested parties were invited to address the Committee on the September 11th minutes. A member of the public, Mr. Dildine, noted that on the September 11th meeting two comments should be added or clarified, one regarding the four-story parking structure and one regarding the creation of off-site parking for the Catalina Flyer and fishing industry.

Council Member Petros asked that these comments be included in the minutes.

Committee Member Rodheim moved to approve the minutes of the August 14, 2013 meeting and the September 11, 2013 meeting as submitted and amended, and Committee Member Stratton seconded the motion; and the motion carried unanimously.

Committee Member Dove abstained, as she was not on the Committee at the time of those meetings.

IV. Survey Results- Brian Canepa, Nelson Nygaard

Recommended Action: No formal action required.

Deputy Director Wisneski introduced the item and deferred to Brian Canepa for a presentation of the survey results from the Peninsula.

Mr. Canepa reviewed the feedback and data collection, which was conducted over March, June, July, and August. Discussion consisted of the target rate for parking, comparison of spring versus summer, with more demand on Saturdays than Thursdays rather than seasonal demands. Other spikes and declines were presented, focusing on on-street spaces and specific peak time periods.

A member of the public noted that between 3:30 p.m. and 4:00 p.m., there is a daily spike with restaurant workers changing shifts and causing congestion.

In response to a question from Committee Member Petros, Mr. Canepa explained that residents largely park in the morning and return later in the afternoon. However, employee parking fluctuates with shifts, with an increase in seasonal employees during specific times of the year.

Committee Member Petros suggested that in preparation for the Residential and Employee Parking Permit Programs, survey results should try to be tied in with the characteristics that are being observed to the program that is proposed.

A member of the public mentioned the residents observe the Catalina Flyer visitors on Sunday at 6:00 p.m. and fishing visitors at 5:30 a.m. She also expressed the reasons why residents would like to park in the on-street spaces in front of their homes.

Mr. Canepa proceeded to explain the results of the Windshield Survey, which had five total questions. He noted that the response was lower than that of the spring survey, but enough data was gleaned to determine trends between the summer and spring.

Committee Member Petros suggested approaching Flyer operators to ask if the cost of parking could be included in the ticket price, and spaces would be made available for Flyer riders. Committee Member Rodheim mentioned a validation procedure and off-site parking/shuttle that has been discussed; however, an arrangement would have to be discussed with the Catalina Flyer operators.

Discussion continued regarding the benefits of creating eight hour, stacked valet parking spaces, modeling the processes used by the Hollywood Bowl and the Pantages Theater, and the disadvantages including that there are no set beginning and ending times as days change and varying lengths of stay.

Mr. Canepa noted that there is insufficient off-street parking, as reported by residents.

Committee Member Petros asked if there were any questions from the Committee or public, but being none, public comments were closed.

V. Residential Parking Permit Program- Brian Canepa, Nelson Nygaard

Recommended Action: Review and Approve

Brian Canepa discussed the residential parking permit program (RP3), which would include residents in Bay Island and short-term rentals. Mr. Canepa asked the Committee for direction on whether or not mooring permittees should be included.

Committee Member Rodheim noted that he believes mooring residents should be included in the program, as they are like a resident and have purchased the mooring.

Committee Member Stratton disagreed and suggested creating a loading zone at the public pier and noted that mooring permittees are able to park in public lots.

Committee Member Dove noted support of allowing mooring holders to be included in the permit program and could permit one vehicle per owner.

Committee Member Oakes agreed with allowing mooring and dock renters to have permits.

Discussion continued regarding the rights of mooring permittees and dock renters.

Committee Member Tom Pollack shared the importance of allowing everyone the ability to park, including mooring holders.

Discussion carried on the topic of mooring permittees in regards to additional parking permits, and whether they should be charged the same as residents for the permits. There was a general desire to include mooring owners and allow Council to review and establish the final parameters. Several of the Committee Members and members of the public agreed that mooring permittees should be included, but there was some dissent that should be noted.

Mr. Canepa discussed permit distribution, parking facilities, hours of operation, adjustment of hours to accommodate seasonal demand, and California Coastal Commission review.

In response to a question from Ms. Wisneski regarding the Coastal Commission, Mr. Canepa stated that the RP3 would impact parking in the area, but that the data supports that parking

would be available. Mr. Canepa discussed the mitigation options available, such as the Newport Landing parking lot, wayfinding improvements, adjusting the RP3 hours seasonally or on weekends, and a shuttle system.

Committee Member Petros noted that the Newport Landing parking lot is a private lot and there is very little incentive for the owner to make changes to the operations. Ms. Wisneski mentioned the parking strategy previously discussed as part of the Parking Management Plan, where the City could potentially lease private lots for public use. Discussion ensued regarding the entitlements and leases for the Newport Landing lot.

A member of the public suggested creating a barricade on Adams Street to allow only pedestrians and bicyclists, as opposed to cars. Committee Member Petros noted that there has been no proposal to develop these street closures and that the committee is focusing on parking.

In response to a question from a member of the public, Mr. Canepa noted that the Coastal Commission is concerned with public access, especially on holidays, so those days cannot be included for the RP3.

Mr. Canepa discussed the types of permits available, such as license plate recognition (LPR) where individuals would register their license plates, making it easier for law enforcement, but pricier for the City. Discussion further included a cap on permits issued and that a pass does not guarantee a parking space. The feasibility and availability of hang tags, daily passes, short term permits, and guest permits were also discussed.

Ms. Wisneski and Tim Downey, Central Parking Services, discussed how technology impacts this system. Discussion continued regarding the current parking permits system and the changes that need to be made, such as redirecting Flyer riders, employees, and the late night bar crowd.

Mr. Canepa discussed permit costs, and the importance of pricing permits at \$20 per resident and \$1 for guest permits. Regarding enforcement, there should be a grace period when the program is implemented where people are given courtesy notices instead of tickets. Signage would continue to explain what is and is not allowed, as well as implementing a system that would allow for changes as necessary.

Committee Member Rodheim noted that a letter had been received from a local resident that the entire Peninsula should be examined, not just Balboa Village. Mr. Canepa explained the purpose of focusing on Balboa Village, the spill over to the west, and where the spillover will not have much of an impact. Committee Member Petros noted that this program is intended to address the interaction between two adjacent land uses, residential and commercial. This does not occur further west until the McFadden area.

Committee Member Dove shared that the Newport Harbor Yacht Club has regattas and evening meetings and there is intense spill over. Committee Member Petros suggested those issues could be reviewed separately with their development proposals.

Discussion further included a city-wide parking program, the widespread usage of parking permits, future monitoring of and adjustments to the program, and encouraging the public to remember that changes are available to be made.

Committee Member Stratton moved to approve the residential parking permit program concept as presented, with the clarification that there be consideration to the mooring holders, and Committee Member Rodheim seconded the motion.

Committee Member Dove noted concern over necessary changes in regards to the residents, cost, hours of operation, and further details, and chose to abstain.

Council Member Petros noted that he would be abstaining.

The motion carried with 4 ayes, 0 noes, and 2 abstentions.

VI. Public Comment (Attachment 4)

Howard Hall and Kathleen Hall, longtime resident and homeowner, stated their opposition to the size of the district, commented on parking in the area, suggested that the westerly boundary should be Medina Way, and submitted written comments.

A member of the public addressed Mr. Hall's concerns and noted that she would not want to limit parking for beach visitors.

A member of the public shared concern over the amount of money spent on consultants, City staff and economic development, the residential parking program and BID boundary, and the City Council actions previously taken.

There being no others wishing to address the Committee, Council Member Petros closed public comments.

VII. Adjournment

There being no further business to come before the Committee, Council Member Petros adjourned the meeting at 5:11 p.m.

Next Meeting Date: Wednesday, November 13, 2013, 4:00 p.m. to 5:30 p.m.