

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
301 East Ocean Blvd., Suite 300  
Long Beach, CA 90802  
(562) 590-5071



# W10a

## LCP Amendment No. LCP-5-LGB-19-0139-1 (City of Laguna Beach)

May 12, 2021

EXHIBITS

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**RESOLUTION NO. 21.003**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH, CALIFORNIA, ADOPTING LOCAL COASTAL PROGRAM AMENDMENT 18-1938 AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION RELATING TO THE REGULATION OF COMMERCIAL PARKING, AND REQUESTING A DETERMINATION OF THE EXECUTIVE DIRECTOR OF THE CALIFORNIA COASTAL COMMISSION THAT THE LOCAL COASTAL PROGRAM AMENDMENT IS CONSISTENT WITH THE ACTION BY THE CALIFORNIA COASTAL COMMISSION**

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**WHEREAS**, on August 6, 2019, the City Council approved Ordinance No. 1638 to amend provisions of the Laguna Beach Municipal Code regarding commercial parking, and adopted Resolution No. 19.053 to request that the California Coastal Commission approve Local Coastal Program Amendment 18-1938; and

**WHEREAS**, on October 7, 2020 the Coastal Commission approved LCP Amendment 18-1938, with modifications; and

**WHEREAS**, on January 1, 2021, a public notice was published in the Daily Pilot, providing notice of a public hearing before the City Council on January 12, 2021; and

**WHEREAS**, on January 12, 2021, the City Council conducted a duly noticed public hearing, at which time all interested parties were given an opportunity to be heard and present evidence;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH DOES RESOLVE AND ORDER** as follows:

**SECTION 1.** LCP Amendment 18-1938, amending Laguna Beach Municipal Code Sections **25.08.018, 25.52.004, 25.52.006 and 25.52.012** as modified by the California Coastal Commission relating to the regulation of commercial parking, as attached in Exhibit A and incorporated herein by reference, is approved.

**SECTION 2.** The City's LCP, including LCP Amendment 18-1938, shall be carried out fully in conformity with the California Coastal Act.

**SECTION 3.** LCP Amendment 18-1938 is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15265(a)(1) of Title 14 of the California Code of Regulations and Chapter 3 of the Coastal Act. Section 15265(a)(1) exempts local governments from

1 the requirements of preparing an environmental impact report or otherwise complying with CEQA in  
2 connection with the adoption of a Local Coastal Program.

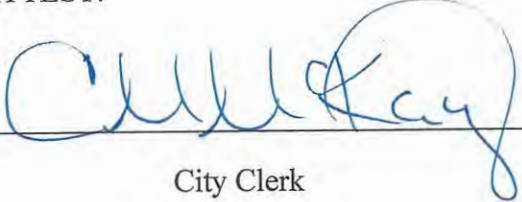
3 **SECTION 4.** The Executive Director of the California Coastal Commission is requested to  
4 determine that LCP Amendment 18-1938 is consistent with the action by the California Coastal  
5 Commission and, pursuant to Title 14, Section 13551(b) of the Coastal Commission Regulations, LCP  
6 Amendment 18-1938 shall take effect upon concurrence by the Executive Director of the California  
7 Coastal Commission.

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9 ADOPTED this 12<sup>th</sup> day of January, 2021.

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12 Bob Whalen, Mayor

13 ATTEST:

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16 City Clerk

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18 I, Ann Marie McKay, City Clerk of the City of Laguna Beach, California, do hereby certify that the  
19 foregoing Resolution No. 21.003 was duly adopted at a Regular Meeting of the City Council of said  
20 City held on January 12, 2021 by the following vote:

- 21
- 22 AYES: COUNCILMEMBER(S) Blake, Iseman, Weiss, Kempf, Whalen
- 23 NOES: COUNCILMEMBER(S) None
- 24 ABSENT: COUNCILMEMBER(S) None

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28 City Clerk, City of Laguna Beach, CA

ORDINANCE NO. \_\_

**AN ORDINANCE OF THE CITY OF LAGUNA BEACH AMENDING SECTIONS 25.08.018, 25.52.004, 25.52.006 AND 25.52.012 OF THE LAGUNA BEACH MUNICIPAL CODE AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION RELATING TO THE REGULATION OF COMMERCIAL PARKING REQUIREMENTS**

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**WHEREAS**, on January 26, 2021, the City Council adopted Ordinance No. 1638 to amend provisions of the Laguna Beach Municipal Code regarding commercial parking with the inclusion of the California Coastal Commission suggested modifications; and

**WHEREAS**, the City Council also adopted Resolution No. 21.003 requesting that the California Coastal Commission approve the Local Coastal Program Amendment pursuant to the Commission's suggested modifications; and

**WHEREAS**, on March 16, 2021, the Coastal Commission staff responded to the City and requested that the City Council correct two minor clerical errors in the proposed Municipal Code Section 25.52.006(h);

**WHEREAS**, on April 20, 2021, the City Council conducted a duly noticed public hearing, at which time all testimony received was made part of the public record, approved the Ordinance amendment with the clerical error corrections and passed it to a second reading on May 4, 2021;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH DOES ORDAIN** as follows:

**SECTION 1.** Section 25.08.018 of the Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

Words beginning with "I."

The following are definitions for words beginning with "I":

"Illuminated" means lighted by means of artificial light the intention of which is to render the object capable of being seen or read;

“Intensification of use” means a use that is changed to a use which has a greater parking requirement and/or the enlargement of the floor area of an existing building.

**SECTION 2.** Section 25.52.004(E)(1) of the Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

(1) When a new building is constructed or when a major remodel is proposed, or a use is changed to a use which has a greater parking requirement, or when the floor area of an existing building is enlarged, then the property owner or applicant shall provide parking or purchase in-lieu parking certificates equivalent to the number of parking spaces required by current parking regulations (up to the maximum allowed in Section 25.52.006(E) for the proposed use having a greater parking requirement, or for the entire building which is enlarged less credit for the following:

- (a) The actual number of parking spaces provided on-site, if any;
- (b) The number of any parking credits granted as described in Section 25.52.006(G);
- (c) The number of previously paid for in-lieu parking certificates for the subject premises, if any; and
- (d) The number of parking spaces that would have been required by the parking regulations in effect in 1958 for the use

currently existing on the property, if the building was built prior to that time, minus the actual number of parking spaces provided on-site, if any.

**SECTION 3.** Section 25.52.006(D) of the Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

(D) Valet Parking. Valet parking on a lot, whether proposed on-site or off-site to fulfill parking requirements, or off-site for non-required parking requirements, requires approval of a conditional use permit. The application shall include a parking plan and program providing the following minimum information:

- (1) Parking space layout, dimension of spaces, drive aisles and valet routes (if the proposed parking is located off-site). Parking lot layout and drive aisle widths shall be subject to review and approval by the fire department;
- (2) Operation information of the lot including whether the valet parking is for the use of employees or customers, including the number of the employees, shift hours and hours that the parking lot would be in use;
- (3) A plan to minimize noise, loitering and trash adjacent to the off-site valet parking lot;
- (4) The drop-off and pick-up areas must be safe from traffic hazards and be adequately posted;
- (5) Valet parking must be off-street and comply with the provisions of Section 25.52.006(A) and (B), regarding common or joint parking areas;
- (6) If the valet parking includes off-site spaces, the property providing the off-site parking spaces shall be restricted by a form satisfactory to the City (such as a

reciprocal parking easement), binding the off-site parking location to the use for the duration of the use;

- (7) If an existing approved off-site valet parking area(s) becomes unavailable for any reason, the associated business license, conditional use permit and certificate of use and occupancy shall automatically become null and void;
- (8) Existing off-site valet parking operations not conforming to the provisions of this subsection (D) shall, within six months after receiving appropriate written notice from the community development department, either obtain approval of a conditional use permit or abate such operations. Valet parking currently operating on-site operations as of June 1, 2007, shall continue to be legal nonconforming unless there is a change in intensity or use.

**SECTION 4.** Section 25.52.006(E) of the Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

(E) Special Parking Districts - In-Lieu Parking Certificates. For areas designated by the City Council to be hardship areas and for which special districts are formed for the purpose of providing central or common parking facilities and/or improving public transit, the City Council may grant relief from the requirements of this section, to the extent that an individual property owner or lessee participates in or contributes to parking in the central facility and/or improving public transit by acquiring in-lieu parking certificates equivalent to the number of spaces required for his or her individual development, up to a maximum of three certificates for any one site, except as described below.

The issuance of parking certificates shall be subject to the following:

(1) For any request of four or more in-lieu parking certificates, a parking demand study shall be completed to evaluate the proposed intensification, potential neighborhood impacts and available nearby off-site and on-street parking when considering issuance of parking certificates and the number thereof. In lieu parking certificates in excess of three, shall not be approved unless the parking demand study conclusively demonstrates that the proposed intensification will not negatively impact adjacent residential neighborhoods, commercial areas and/or coastal access. Mitigations to offset potential parking impacts shall be described in detail in the parking demand study, and incorporated into and implemented with the project for which the in-lieu certificates are allowed. The maximum number of in lieu parking certificates for any one use shall not exceed 50% of the number of parking spaces required (fractional numbers shall be rounded up). A coastal development permit shall be required with issuance of parking in lieu certificate(s).

(2) Fees and schedule of payment for such in-lieu parking certificates shall be established by resolution of the city council. The timing of the payment of in-lieu parking certificates shall be paid prior to the issuance of the first business license or building permit unless specified differently by the City Council.

**SECTION 5.** Section 25.52.006(G) of the Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

(G) Incentives. The City Council may approve a conditional use permit and a coastal development permit when required, upon recommendation by the



approval authority, to reduce the parking standards required under this chapter where the proposed use provides for and promotes the use of alternative modes of transportation such as ride-sharing, carpools, vanpools, public transit, bicycle and walking; and where the reduced parking requirement will not adversely impact public access to beaches, parks, open spaces, and trails and one or more of the following conditions apply:

- (1) The proposed use is a very low or low income, or disabled housing project;
- (2) The proposed use is a sidewalk cafe having outdoor seating available to restaurant customers, and when the outdoor seating is located on public property or right-of-way, to the general public as well, which contributes positively to the local pedestrian environment. The parking reduction may be granted on a temporary or seasonal basis and shall be limited to a maximum of five spaces; and
- (3) The proposed use incorporates innovative parking solutions, such as a shuttle service program provided by the entity whose parking requirement has been reduced. Any proposed innovative parking solution shall provide parking mitigation measures at an equivalent ratio to the parking spaces required by Section 25.52.012(G) for the proposed intensification of use. An innovative parking solution shall be described in a detailed program which includes, but is not limited to, the number of otherwise required parking spaces that will not be provided, a detailed description of the proposed innovative solution, a detailed description of how the innovative solution provides an equivalent ratio to the number of parking spaces that

would have been required without the innovative solution, and a detailed description of how the proposed solution is expected to offset impacts from the reduction in required parking spaces, supported by studies and/or examples. An example of a program for innovative parking solutions might include, but not be limited to, a shuttle service program provided by the entity whose parking requirement has been reduced that indicates the number and capacity of shuttle vehicles, the range of shuttle services, where shuttle vehicles are stored and the hours of shuttle service operation. At the discretion of the Director of Community Development, peer review of such a program may be required and paid by the applicant.

A parking study shall be prepared by a qualified engineer, retained by the entity whose parking requirement has been reduced, that reviews efficiencies, effectiveness and/or problems of the approved innovative parking solutions at one year and at five (5) years from the date of their approval; and the study shall be provided to the City for review and assessment.

This Subsection 25.52.006(G)(3) shall expire five years from the date of effective certification of LCP-5-LGB-19-0139-1. If innovation solutions have been implemented pursuant to this section, and the required engineered parking studies demonstrate the effectiveness of those innovative parking solutions, a Local Coastal Program amendment may be requested to retain this subsection for an extended period. Such an LCPA shall include all necessary supporting documentation with submittal of the LCP amendment request.

**SECTION 6.** Section 25.52.006(H) of the Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

(H) Off-Site Parking Spaces. Additional parking that is required for an intensification of nonresidential uses, not involving floor area additions to an existing building envelope, may be satisfied by providing off-site parking spaces subject to the approval of a conditional use permit and coastal development permit where required and compliance with the following minimum standards:

- (1) The property providing the off-site parking spaces shall be located on one site and within six hundred feet of the establishment and shall be restricted in a form satisfactory to the City (such as a reciprocal parking easement), binding the off-site parking to the use; and
- (2) The off-site parking spaces shall be available at all times during which the business or commercial use is open or operating.
- (3) The proposed off-site parking spaces are not necessary to satisfy the parking requirements of the property on which the parking spaces are located;
- (4) The applicant, as part of the application for the conditional use permit, shall submit a detailed parking plan indicating the location of the proposed off-site parking spaces. The off-site parking spaces shall be located so that they safely and adequately serve the purpose for which they are intended. The following factors, among others as deemed appropriate, shall be considered:

- (a) Proximity of the off-site parking spaces;
  - (b) Traffic circulation to and from the off-site parking spaces;
  - (c) Ease and safety of pedestrian access to and from the off-site parking spaces; and
  - (d) The type of use of the property on which the off-site parking spaces are located (for example, off-site parking may not be appropriate for high turnover uses such as fast food restaurants and may be problematic).
- (5) Appropriate signage shall be required at both the business or commercial use and the off-site parking area. Each off-site parking space shall be individually and permanently signed indicating the name of the business or commercial use and the operating hours of such use for which those spaces shall be available;
- (6) The off-site parking spaces shall be available at no cost to employees, patrons, customers or business-used vehicles of the business or commercial use that is requiring those spaces. The off-site parking spaces may not be used for paid parking purposes during the operating hours of the business or commercial use that is requiring those spaces; and
- (7) The applicant and owner of the affected properties (if someone other than the applicant) shall execute and enter into a written agreement in a form satisfactory to the city, and kept on file in the department of community development. The agreement shall ensure the continuous availability of the number and location of the off-site parking spaces required for the

duration of the business or commercial use and for the operating hours of such use. Annual proof of the validity of the lease shall be filed with the community development department. The term for the business lease and the off-site parking shall be the same time period. The agreement shall contain an acknowledgment by the applicant that the conditional use permit and any associated business license and/or certificate of use shall automatically be revoked and become null and void if any of the required off-site parking spaces becomes unavailable for any reason without the provision of an equivalent number of replacement on-site parking spaces or approved other off-site parking spaces. Any such revocation shall be effective upon the applicant's receipt of written notification by the city.

**SECTION 7.** Section 25.52.012(A) of the Laguna Beach Municipal Code is

hereby amended to read in its entirety as follows:

(A) Minimum Parking Spaces. At least the minimum number of parking spaces required shall be provided pursuant to the requirements specified under Municipal Code Section 25.52.012(G), unless otherwise specified in this Ordinance.

Exception: Where an interior division is proposed within an existing commercial structure, the result of division shall not create more than three additional individual tenant spaces or be less than 500 square feet in size. Subject to Planning Commission review and approval of a Conditional Use Permit and a coastal development permit where required, division of an existing commercial structure may exceed three additional tenant spaces when

each space is less than 500 square feet. At the discretion of the Director of Community Development, an engineered parking impact assessment may be required as a component of the Conditional Use Permit and/or Coastal Development Permit application for a tenant space division. When required, the engineered parking impact assessment must identify measures to offset adverse impacts due to lack of parking.

**SECTION 8.** Section 25.52.012(D) of the Laguna Beach Municipal Code is hereby amended to read in its entirety as follows:

(D) Fractional Parking Space. Whenever the computation of the number of parking spaces required by this section results in a fractional parking space, the fractional number shall be rounded up to the nearest whole number.

Exception: In buildings or complexes (group of two or more commercial establishments, planned, developed, owned and managed as a unit) where the common or joint use of parking areas is proposed and an approved parking allocation plan has been accepted, calculations may result in fractional numbers. When the sum total results in a fractional number, the fractional number shall be rounded to the nearest whole number.

**SECTION 9.** The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3) in that the proposed amendments are not anticipated to result in a

direct or reasonable foreseeable indirect physical change in the environment, nor will the proposed parking provision changes have the potential for causing significant effect on the environment. Pursuant to CEQA Guidelines Section 15382, “Significant effect on the environment” means “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.” The proposed Ordinance will not substantially affect or potential substantially affect the City’s land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic resources as all potential changes have been thoroughly considered and are anticipated to result in only local economic and business consequences. Additionally, Public Resources Code Section 21080.5, a provision of CEQA, and Section 15265(c) of the State CEQA Guidelines shift the burden of CEQA compliance to the California Coastal Commission in connection with preparation or amendment to a Local Coastal Program (LCP). The Coastal Commission’s LCP review and approval procedures have been found to be functionally equivalent to the environmental review process.

**SECTION 10.** This Ordinance is intended to be of Citywide effect and application. All ordinances and provisions of the Laguna Beach Municipal Code and Sections thereof inconsistent herewith shall be hereby repealed to the extent of such inconsistency and no further.

**SECTION 11.** The City Clerk of the City of Laguna Beach shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the same manner required by law in the City of Laguna Beach. This Ordinance shall become effective upon the determination by the Executive Director of the California Coastal Commission that

Local Coastal Program Amendment 18-1938 is consistent with the action taken by the Coastal Commission.

ADOPTED this 4th day of May, 2021.

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Mayor

ATTEST:

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Ann Marie McKay, City Clerk

I, Ann Marie McKay, City Clerk of the City of Laguna Beach, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on April 20, 2021, and was finally adopted at a regular meeting of the City Council of said City held on May 4, 2021 by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

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City Clerk of the City of Laguna Beach, CA



1 **Exhibit A**

2 **LCP Amendment 18-1938 and Zoning Ordinance Amendment 18-1937 as modified by the**  
3 **California Coastal Commission**

4 The below language is the specific adopted California Coastal Commission changes to Ordinance  
5 No. 1638. The below language only includes the respective Coastal Commission changes to  
6 Ordinance No. 1638. The California Coastal Commission modified/added text is shown in  
7 **bold/underline** font and deleted text is shown in ~~strike through~~ font. The complete integrated City  
8 Council and Coastal Commission changes are included in the revised Ordinance.

9  
10 **California Coastal Commission modifications to amended Section 25.52.006(D) and new**  
11 **subsection 25.52.006(D)(6):**

12 (D) Valet Parking. Valet parking on a lot, whether proposed on-site or off-site to fulfill  
13 parking requirements, or off-site for non-required parking requirements, requires  
14 approval of a conditional use permit. The application shall include a parking plan and  
15 program providing the following minimum information:

- 16
- 17 (1) Parking space layout, dimension of spaces, drive aisles and valet routes (if the  
18 proposed parking is located off-site). Parking lot layout and drive aisle widths shall  
19 be subject to review and approval by the fire department;
  - 20 (2) Operation information of the lot including whether the valet parking is for the use of  
21 employees or customers, including the number of the employees, shift hours and  
22 hours that the parking lot would be in use;
  - 23 (3) A plan to minimize noise, loitering and trash adjacent to the off-site valet parking lot;
  - 24 (4) The drop-off and pick-up areas must be safe from traffic hazards and be adequately  
25 posted;
  - 26 (5) Valet parking must be off-street and comply with the provisions of Section  
27 25.52.006(A) and (B), regarding common or joint parking areas;  
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1 (6) If the valet parking includes off-site spaces, the property providing the off-site  
2 parking spaces shall be restricted by a form satisfactory to the City (such as a  
3 reciprocal parking easement), binding the off-site parking location to the use  
4 for the duration of the use;

5  
6 (67) If an existing approved off-site valet parking area(s) becomes unavailable for any  
7 reason, the associated business license, conditional use permit and certificate of use  
8 and occupancy shall automatically become null and void;

9 (78) Existing off-site valet parking operations not conforming to the provisions of this  
10 subsection (D) shall, within six months after receiving appropriate written notice  
11 from the community development department, either obtain approval of a conditional  
12 use permit or abate such operations. Valet parking currently operating on-site  
13 operations as of June 1, 2007, shall continue to be legal nonconforming unless there  
14 is a change in intensity or use.  
15

16  
17 **California Coastal Commission modifications to amended Section 25.52.006(E):**

18 (E) Special Parking Districts - In-Lieu Parking Certificates. For areas designated by the  
19 City Council to be hardship areas and for which special districts are formed for the  
20 purpose of providing central or common parking facilities and/or improving public  
21 transit, the City Council may grant relief from the requirements of this section, to the  
22 extent that an individual property owner or lessee participates in or contributes to  
23 parking in the central facility and/or improving public transit by acquiring in-lieu  
24 parking certificates equivalent to the number of spaces required for his or her  
25 individual development, up to a maximum of three certificates for any one site,  
26 except as described below.  
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1 The issuance of parking certificates shall be subject to the following:

2 (1) For any request of ~~six~~four or more in-lieu parking certificates, a parking demand  
3 study shall be completed to evaluate the proposed intensification, potential  
4 neighborhood impacts and available nearby off-site and on-street parking when  
5 considering issuance of parking certificates and the number thereof. In lieu  
6 parking certificates in excess of three, shall not be approved unless the  
7 parking demand study conclusively demonstrates that the proposed  
8 intensification ~~shall~~will not negatively impact adjacent residential  
9 neighborhoods, commercial areas and/or coastal access. Mitigations to offset ~~for~~  
10 potential parking impacts shall be described in detail in ~~incorporated into~~ the  
11 parking demand study, and incorporated into and implemented with the  
12 project for which the in-lieu certificates are allowed. The maximum number  
13 of in lieu parking certificates for any one use shall not exceed 50% of the  
14 number of parking spaces required (fractional numbers shall be rounded  
15 up). A coastal development permit shall be required with issuance of parking in  
16 lieu certificate(s).

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19 (+2) Fees and schedule of payment for such in-lieu parking certificates shall be  
20 established by resolution of the city council. The timing of the payment of in-lieu  
21 parking certificates shall be paid prior to the issuance of the first business license  
22 or building permit unless specified differently by the City Council.

23  
24 **California Coastal Commission modifications to amended Section 25.52.006(G):**

25 (G) Incentives. The City Council may approve a conditional use permit and a coastal  
26 development permit when required, upon recommendation by the approval  
27 authority, to reduce the parking standards required under this chapter where the  
28 proposed use provides for and promotes the use of alternative modes of

1 transportation such as ride-sharing, carpools, vanpools, public transit, bicycle and  
2 walking; and where the reduced parking requirement will not adversely impact  
3 public access to beaches, parks, open spaces, and trails and one or more of the  
4 following conditions apply:

- 5 (1) The proposed use is a very low or low income, or disabled housing project;
- 6 (2) The proposed use is a sidewalk cafe having outdoor seating available to restaurant  
7 customers, **and when the outdoor seating is located on public property or**  
8 **right-of-way, to the general public as well**, which contributes positively to the  
9 local pedestrian environment. The parking reduction may be granted on a  
10 temporary or seasonal basis and shall be limited to a maximum of five spaces;  
11 and  
12  
13 (3) The proposed use incorporates innovative parking solutions, such as a shuttle  
14 service program **provided by the entity whose parking requirement has been**  
15 **reduced**. Any proposed innovative parking solution shall provide parking  
16 mitigation measures at an equivalent ratio to the parking spaces required by  
17 Section 25.52.012(G) for the proposed intensification of use. An innovative  
18 parking solution shall be described in a detailed program **which includes, but is**  
19 **not limited to, the number of otherwise required parking spaces that will not**  
20 **be provided, a detailed description of the proposed innovative solution, a**  
21 **detailed description of how the innovative solution provides an equivalent**  
22 **ratio to the number of parking spaces that would have been required without**  
23 **the innovative solution, and a detailed description of how the proposed**  
24 **solution is expected to offset impacts from the reduction in required parking**  
25 **spaces, supported by studies and/or examples**. An example of a program for  
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1 innovative parking solutions might include, but not be limited to, a shuttle service  
2 program provided by the entity whose parking requirement has been reduced  
3 that indicates the number and capacity of shuttle vehicles, the range of shuttle  
4 services, where shuttle vehicles are stored and the hours of shuttle service  
5 operation. At the discretion of the Director of Community Development, peer  
6 review of such a program may be required and paid by the applicant.  
7

8 A parking study shall be prepared by a qualified engineer, retained by the  
9 entity whose parking requirement has been reduced, that reviews efficiencies,  
10 effectiveness and/or problems of the approved innovative parking solutions  
11 at one year and at five (5) years from the date of their approval; and the study  
12 shall be provided to the City for review and assessment.

13 This Subsection 25.52.006(G)(3) shall expire five years from the date of  
14 effective certification of LCP-5-LGB-19-0139-1. If innovation solutions have  
15 been implemented pursuant to this section, and the required engineered  
16 parking studies demonstrate the effectiveness of those innovative parking  
17 solutions, a Local Coastal Program amendment may be requested to retain  
18 this subsection for an extended period. Such an LCPA shall include all  
19 necessary supporting documentation with submittal of the LCP amendment  
20 request.  
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23 **California Coastal Commission modifications to amended Section 25.52.006(H):**

24 (H) Off-Site Parking Spaces. Additional parking that is required for an intensification of  
25 nonresidential uses, not involving floor area additions to an existing building  
26 envelope, may be satisfied by providing off-site parking spaces subject to the  
27 approval of a conditional use permit and coastal development permit where  
28 required and compliance with the following minimum standards:

- 1 (1) The property providing the off-site parking spaces shall ~~either~~ be located on one  
2 site and within six hundred feet of the establishment and is ~~shall be deed~~  
3 restricted in a form satisfactory to the city (such as a reciprocal parking  
4 easement), binding the off-site parking to the use; and  
5  
6 (2) The off-site parking spaces shall be available at all times during which the  
7 business or commercial use is open or operating.

8 **California Coastal Commission modifications to amended Section 25.52.012(A):**

9 (A) Minimum Parking Spaces. At least ~~the~~ minimum number of parking spaces  
10 required shall be provided pursuant to the requirements specified under Municipal  
11 Code Section 25.52.012(G), unless otherwise specified in this Ordinance.

12 Exception: Where an interior division is proposed within an existing commercial  
13 structure ~~business, commercial, industrial office, or similar location~~, the amount  
14 result of division ~~allowed~~ shall not exceed create more than three additional  
15 individual tenant spaces or be less than 500 square feet in size ~~for each proposed~~  
16 ~~space~~. Subject to Planning Commission review and approval of a Conditional Use  
17 Permit and a coastal development permit where required, division of an existing  
18 commercial structure ~~business, commercial, office or similar use location can~~ may  
19 exceed three additional tenant spaces ~~or be~~ when each space is less than 500 square  
20 feet. At the discretion of the Director of Community Development, an engineered  
21 parking impact assessment may be required as a component of the Conditional Use  
22 Permit and/or Coastal Development Permit application for a tenant space division.  
23 When required, the engineered parking impact assessment must identify  
24 measures to offset adverse impacts due to lack of parking.  
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