

# 1199, 1301 and 1315 Orange Avenue



## Special Use Permit and Parking Plan for Common Use Valet Parking Plan

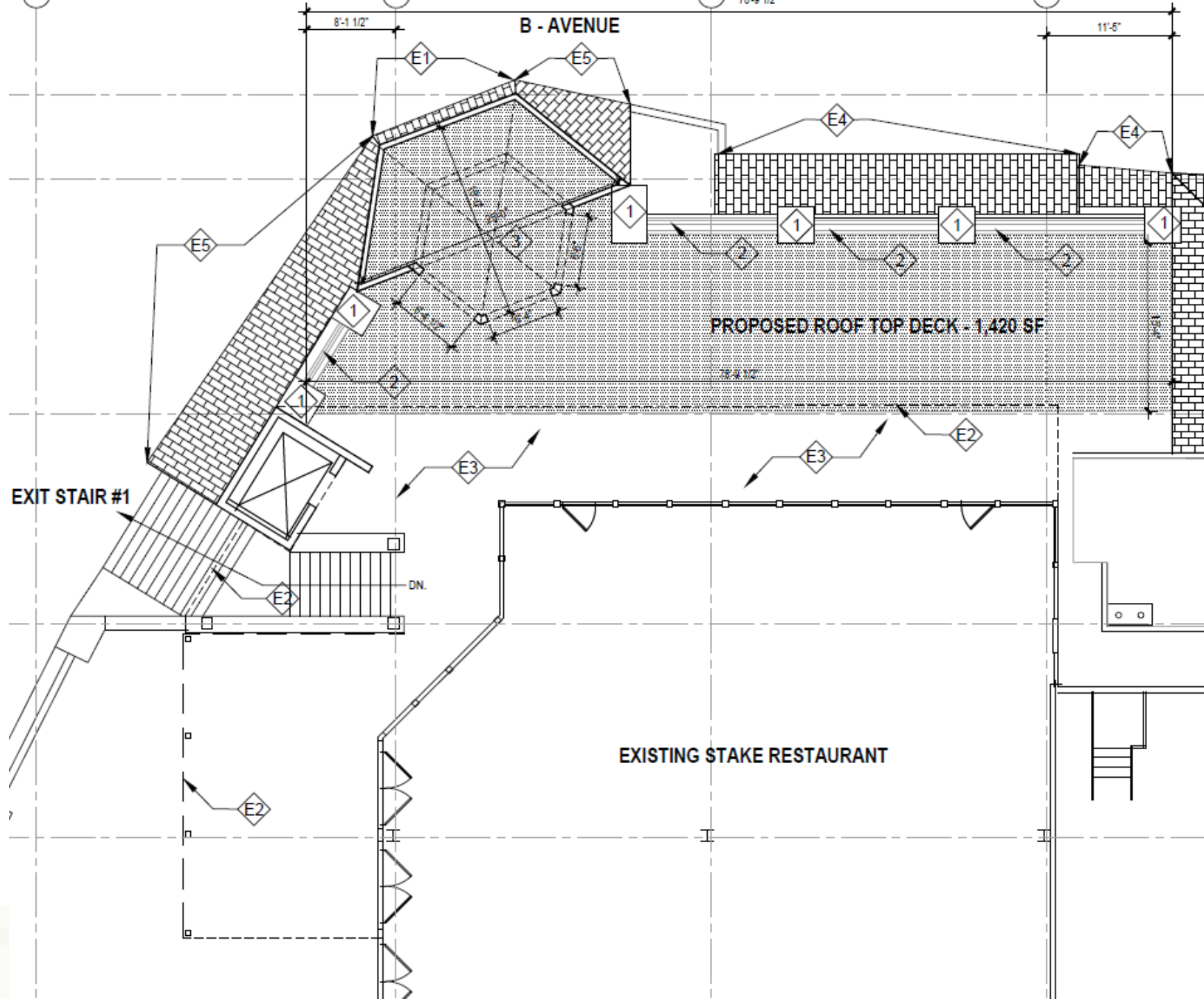
March 7, 2023

City Council Meeting



# Subject Property







# Coronado Municipal Code

Parking Plan – 86.58.230

Special Use Permit – OACSP Chapter IV.C.



# Parking Requirements

Use	Square footage	Parking standard	Number of required spaces
Bank of America	20,640	1/500 SF	41.3
La Avenida Inn	13,034	1/500 SF	26.1
Stake expansion	1,420	1/100 SF	14.2
La Avenida Inn New Restaurant	4,372	1/100 SF	43.7
		Total	125.3 => 126 required

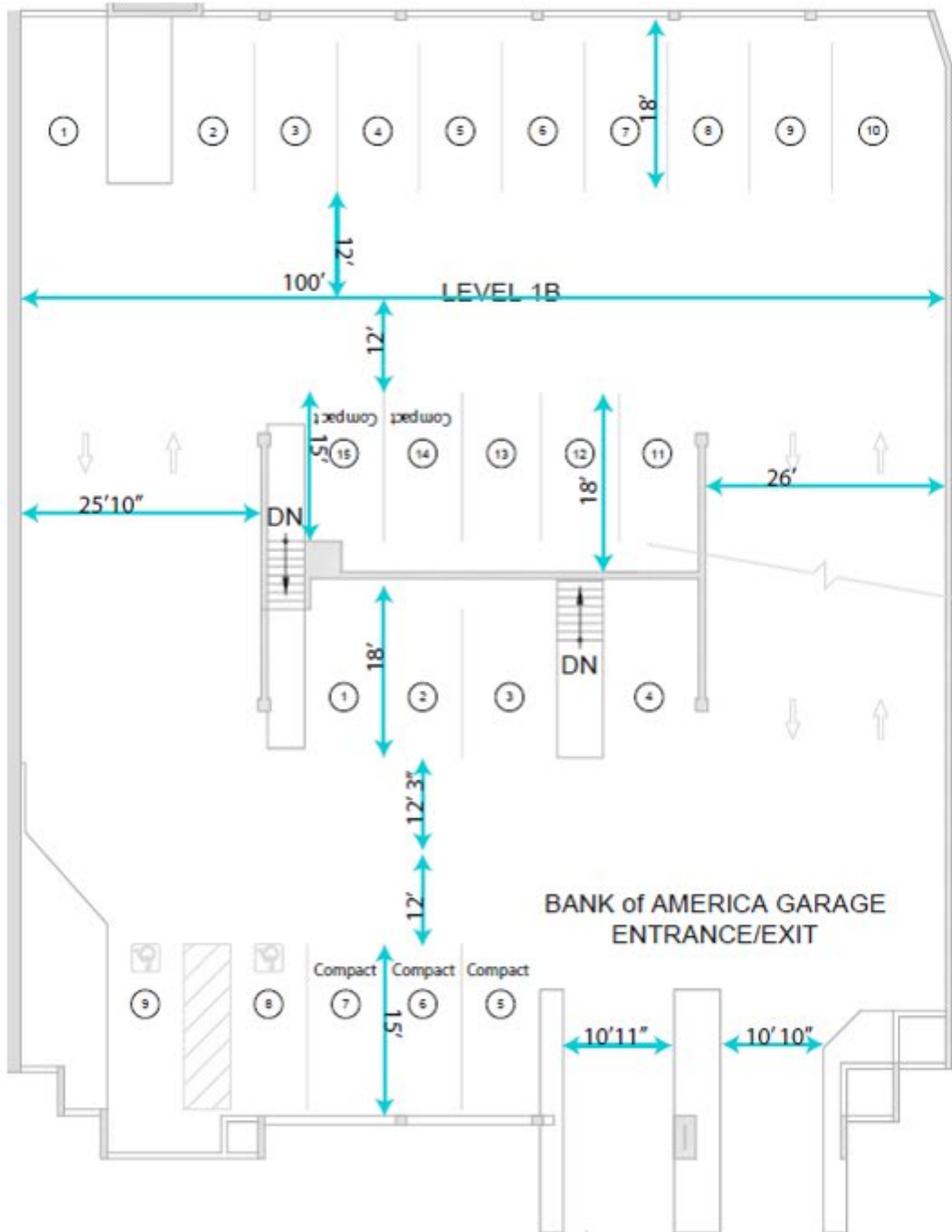


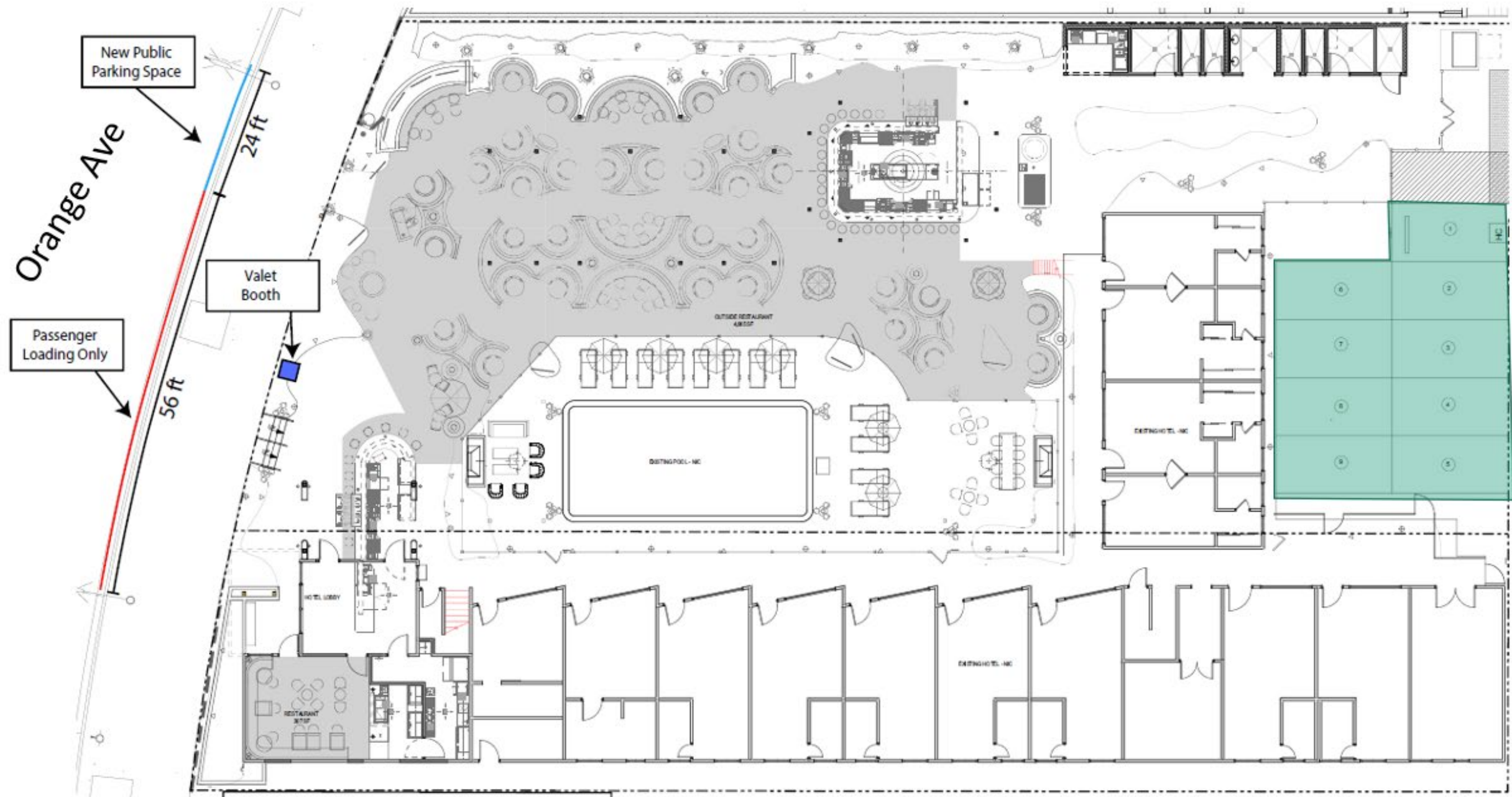
# Parking Provided

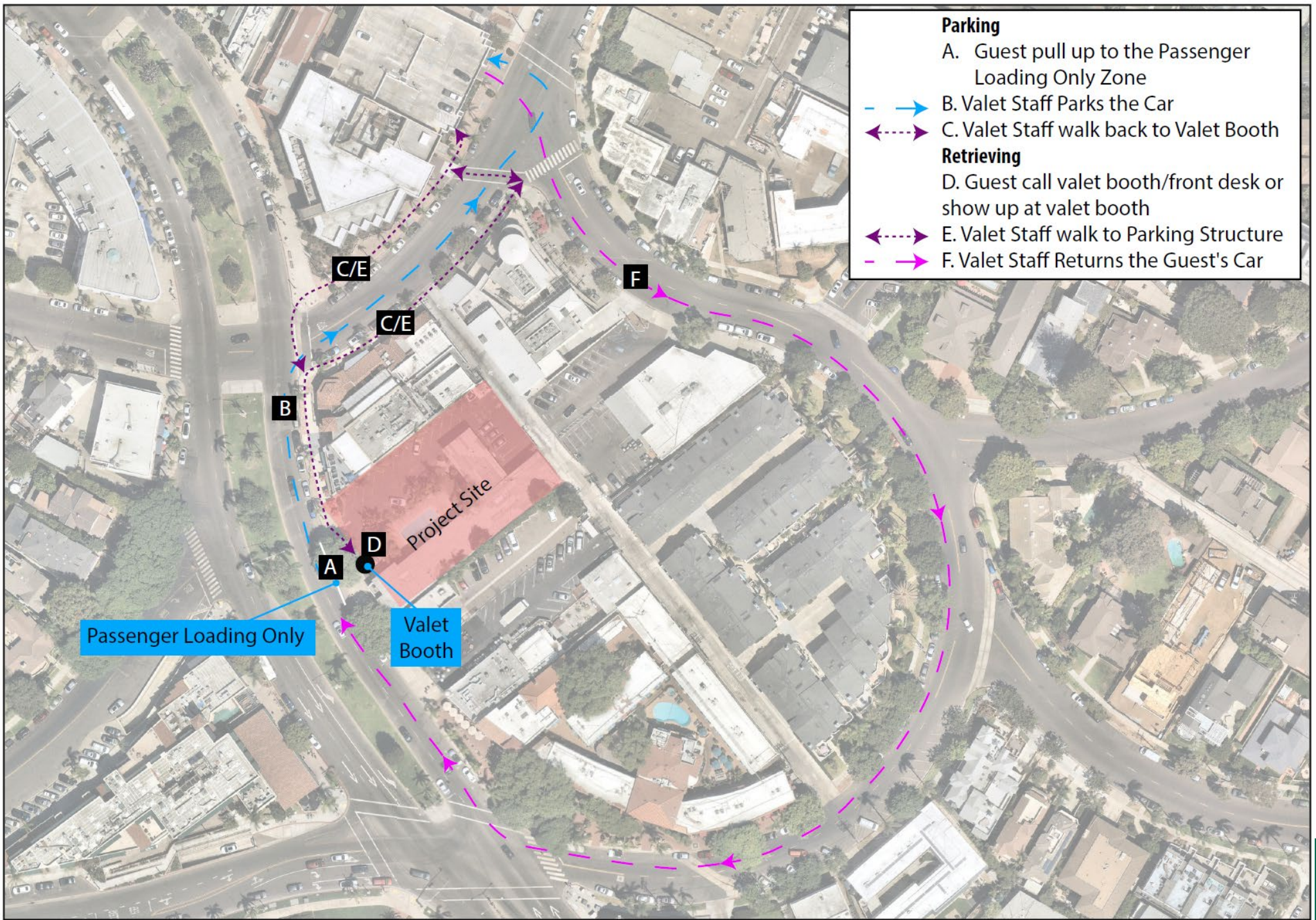
Floor	Parking Type	Standard Spaces	Compact Spaces	ADA Spaces	Additional Spaces (Tandem Valet @ 20' a space) <sup>1</sup>	Total Spaces
Basement	Standard	16	0	0	N/A	16
1A	Standard	4	3	2	N/A	9
1B	Standard	13	2	0	N/A	15
2A	Standard	0	0	1	0	1
Subtotal		33	5	3	0	41
2A	Valet Only	11	0	1	3	15
2B	Valet Only	10	5	0	9	24
3A	Valet Only	9	0	3	7	19
3B	Valet Only	14	0	0	7	21
Total		44	5	4	26	120
Parking Spaces behind La Avenida Inn						
	Tandem	8	0	1	0	9
Grand Total		85	10	8	26	129











**Parking**

- A. Guest pull up to the Passenger Loading Only Zone
- B. Valet Staff Parks the Car
- C. Valet Staff walk back to Valet Booth

**Retrieving**

- D. Guest call valet booth/front desk or show up at valet booth
- E. Valet Staff walk to Parking Structure
- F. Valet Staff Returns the Guest's Car

# Proposed Operational Times

**7am – 10am**: La Avenida Inn staff shall park/retrieve vehicles for hotel guests, and at least two hotel staff members will be on-site allowing one to park or retrieve a vehicle;

**10am – 11pm**: LAZ parking will park and retrieve vehicles and will maintain a minimum of two employees;

**11pm – 7am**: La Avenida staff will park and retrieve vehicles for hotel guests. At least one hotel employee will be on-site and will temporary close the lobby/office when retrieving or parking vehicles.



# Paid Valet Services

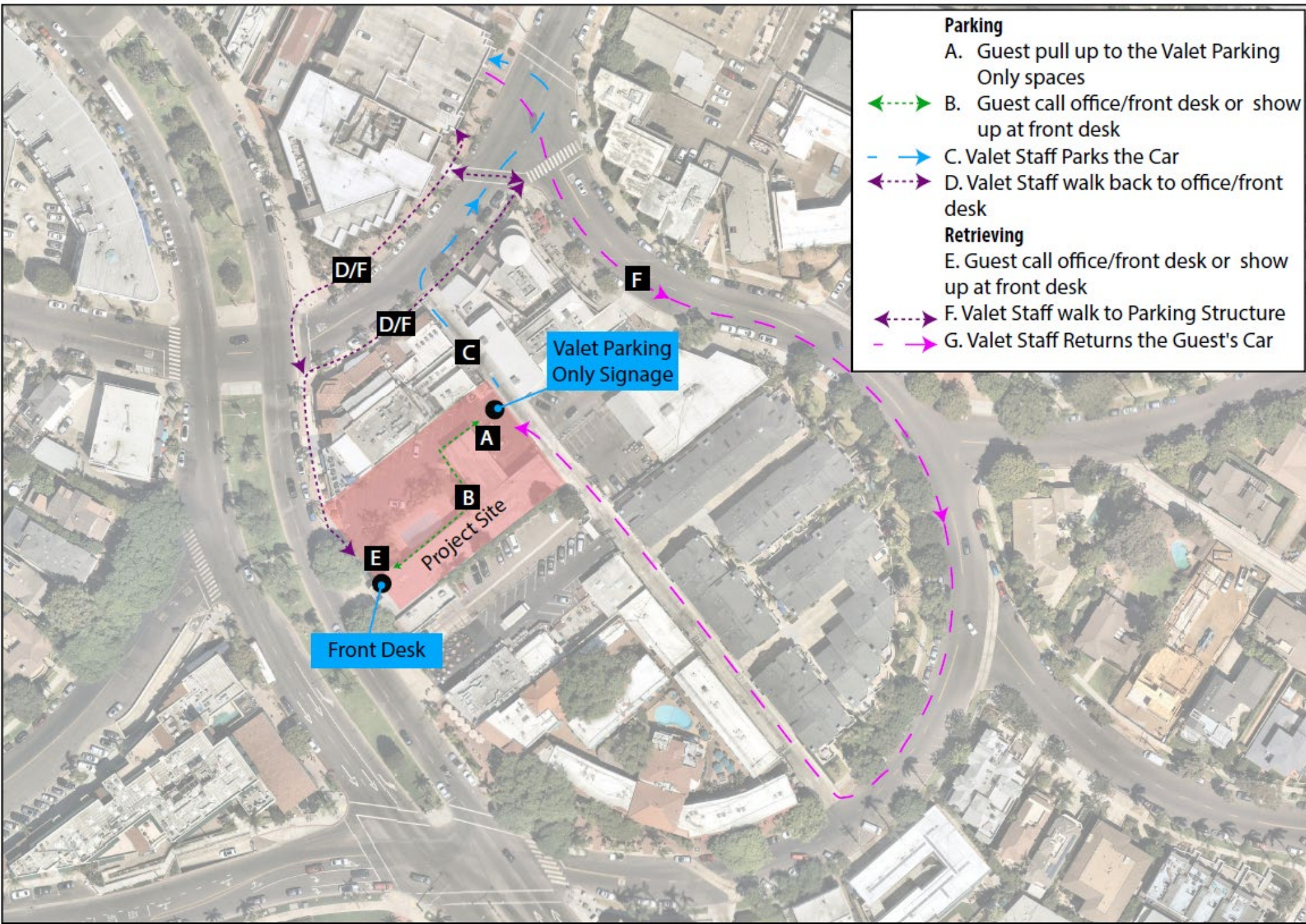
## Pros

Potentially increase use of underutilized parking garage while adding/expanding restaurants

## Cons

Potentially deter use of valet and increase on-street parking





# Coronado Municipal Code

CMC Chapter 86.58 – Off-Street Parking

86.58.180 – Covenant required for separate parcels

86.58.190 – Location within 200 feet



# Orange Avenue Corridor Specific Plan

## Chapter VI

### COMMERCIAL ZONE DESIGN CRITERIA

#### B. SITE PLANNING AND DESIGN

##### B.1. Relationship to Street

- d. Create continuous pedestrian activity by minimizing gaps between buildings.
- e. Avoid parking lots that interrupt commercial space.

#### G. PARKING, CIRCULATION, AND ACCESS

- a. Shared driveways that provide access to more than one site are encouraged in order to reduce the number of driveway entries along Coronado's secondary commercial streets.
- c. Locate parking lot entries on side streets or alleys in order to minimize pedestrian/vehicular conflicts along Orange Avenue. Curb cuts on Orange Avenue are strongly discouraged.

#### H. STRUCTURED PARKING

- c. Curb cuts on Orange Avenue are strongly discouraged.

## Orange Avenue Corridor SPECIFIC PLAN



City of Coronado



# Findings

- Conditions of approval added will ensure no adverse effects to the health, safety or welfare
- It will utilize an existing parking structure and not change neighborhood character
- Exempt from CEQA (§15301)
- Consistent with General Plan, Municipal Code, OACSP, and Local Coastal Program



# Conclusion

- Common use valet plan
- Underutilized existing parking garage
- Will allow for new and expanded businesses
- Prepared with valet operator and transportation engineer input
- Complies with Coronado Municipal Code
- Findings can be made
- Council to consider customer charges for valet services



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