ATTACHMENT 7

SHARED PARKING DEMAND
MIXED USE DEVELOPMENT
1901 Newport
454 spaces

USE	Office <100,000 (Sq. Ft.)	Office >100,000 (Sq. Ft.)	Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant 1st 3K (Sq. Ft.)	Restaurant >3K (Sq. Ft.)	Theaters and Cinemas (seats)	Hotel/Motel Guest Rooms (units)	Restaurant/Lounge 1st 3K (Sq. Ft.)	Restaurant/Lounge >3K (Sq. Ft.)	Conference/Convention 1st 3K (Sq. Ft.)	Conference/Convention >3K (Sq. Ft.)	Residential Bachelor (units)	Residential 1 bedroom (units)	Residential 2 bedroom (units)	Residential 3+ Bedroom (units)	Residential Guest (total units)	Total Parking Demand by Hour	
		79640.00	0.00	12905.00				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
PEAK DEMA	0.00	238.92	0.00	77.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	316.35	
WEEKDAY																				**Weekdays**
6:00 AM	0.00	7.17	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	**6:00 AM**
0.29	0.00	47.78	0.00	15.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.27	**7:00 AM**
8:00 AM	0.00	150.52	0.00	48.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	199.30	**8:00 AM**
9:00 AM	0.00	222.20	0.00	72.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	294.21	**9:00 AM**
10:00 AM	0.00	238.92	0.00	77.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	316.35	**10:00 AM**
11:00 AM	0.00	238.92	0.00	77.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	316.35	**11:00 AM**
NOON	0.00	215.03	0.00	69.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	284.72	**NOON**
1:00 PM	0.00	215.03	0.00	69.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	284.72	**1:00 PM**
2:00 PM	0.00	231.75	0.00	75.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	306.86	**2:00 PM**
3:00 PM	0.00	222.20	0.00	72.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	294.21	**3:00 PM**
4:00 PM	0.00	183.97	0.00	59.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	243.59	**4:00 PM**
5:00 PM	0.00	112.29	0.00	36.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	148.68	**5:00 PM**
6:00 PM	0.00	54.95	0.00	17.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72.76	**6:00 PM**
7:00 PM	0.00	16.72	0.00	5.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.14	**7:00 PM**
8:00 PM	0.00	16.72	0.00	5.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.14	**8:00 PM**
9:00 PM	0.00	7.17	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	**9:00 PM**
10:00 PM	0.00	7.17	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	**10:00 PM**
11:00 PM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**11:00 PM**
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**MIDNIGHT**

MAXIMUM WEEKDAY DEMAND **408.35**

WEEKEND																				
																				Weekend
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**6:00 AM**
7:00 AM	0.00	7.17	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	**7:00 AM**
8:00 AM	0.00	23.89	0.00	7.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.64	**8:00 AM**
9:00 AM	0.00	31.06	0.00	10.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.13	**9:00 AM**
10:00 AM	0.00	31.06	0.00	10.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.13	**10:00 AM**
11:00 AM	0.00	40.62	0.00	13.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.78	**11:00 AM**
NOON	0.00	40.62	0.00	13.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53.78	**NOON**
1:00 PM	0.00	31.06	0.00	10.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.13	**1:00 PM**
2:00 PM	0.00	23.89	0.00	7.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.64	**2:00 PM**
3:00 PM	0.00	16.72	0.00	5.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.14	**3:00 PM**
4:00 PM	0.00	16.72	0.00	5.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.14	**4:00 PM**
5:00 PM	0.00	7.17	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	**5:00 PM**
6:00 PM	0.00	7.17	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	**6:00 PM**
7:00 PM	0.00	7.17	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	**7:00 PM**
8:00 PM	0.00	7.17	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	**8:00 PM**
9:00 PM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**9:00 PM**
10:00 PM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**10:00 PM**
11:00 PM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**11:00 PM**
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**MIDNIGHT**

MAXIMUM WEEKEND DEMAND **334.78**

REQUIRED PARKING **316.35**

1901 Newport

Use	Suite #	Tenant	Sq ft	Hours	Sat?	Sun?	Parking Demand
Church	**100,177,261,271A,151**	**Saddleback Valley Community Church**	21,273	Mon-Fri 9:00AM - 5:00PM	Y	Y	11
Medical	**120, 155**	**Newport Plaza Surgery Center**	7,144	Mon - Fri 6:00AM - 4:30PM			45.0
Medical	**149**	**Sober Living By The Sea, Inc.**	3,820	Mon - Fri 8:00AM - 5:00PM			6.0
Day Care	**156, 176, 179, 180, 19**	**Adult day care**	13,448	Mon- Fri 6:00 AM- 6:00 PM			50.0
Services (regisration	**165**	**Reliable Documentation**	951	Mon-Fri 9:00AM - 5:00PM			3.1
Office	**175**	**Jamison Building Office**	1,536	Mon - Fri 8:30AM - 5:30PM			4.2
Retail	**200**	Vacant	2,558	-			7.2
Retail	**204**	Vacant	2,603	-			7.7
Beauty Salon	**205**	**T. Studio (Hortencia Salinas)**	750	Mon - Fri 10:30AM - 8:00PM, Occasionally Sat	Y		3.1
Retail	210	Vacant	2,892	-			8.6
Medical	**208**	**ony Kuo d/b/a Atrium Cosmetic & Restorative Dentistr**	1,693	Thurs & Fri 8:00AM - 6:00PM			9.6
Retail	225	Vacant	2,019	-			6.0
Medical	**235**	**Adult and Child Neurology Medical Associates, Inc**	2,209	Mon - Fri 8:00AM - 5:00PM			13.2
Office Use (nonprofit	**240, 250**	**Human Options**	3,894	Mon - Fri 8:30AM - 5:00PM			24.0
Office	**251**	**Campaign Services (Campaign Solutions)**	1,693	Mon - Fri 8:00AM-5:00PM			5.1
Retail	271	Vacant	4,789	-			14.4
Retail	272	Vacant	622	-			1.8
Retail	274	Vacant	729	-			1.7
Retail	278	Vacant	1,353	-			4.5
Medical	**280**	**Anew Era TMS**	1,109	Mon - Fri 9:00AM - 5:00PM			6.0
Retail	284	Vacant	1,983	-			5.7
Retail	290	Vacant	3,691	-			9.9
Office	**300, 310**	**Contactibility**	8,783	Mon-Fri 6:00AM - 6:00PM			27.0
Retail	330	Vacant	6,297	-			19.2
Office	**350**	**Wilshire Business Center**	18,134	Mon - Fri 8:30 AM - 5:30PM			52.2
Catering	**LL101**	**Ital Catering, LLC dba Celebrations**	15,113	No operations since 01/2019			53.1
Catering	**LL102**	**Celebratons Storage- Basement**	-				
Fitness	**SCH**	**Oh Yoga**	2,470	M, W 8:30AM-8:30 PM THR 8:30AM-9PM F 8:30AM-7:30PM SAT 7:30AM-12:30PM SUN 8:30AM-5:30PM	Y	Y	24.0
			133,556				

Total area per use	
Medical uses + Beauty Sal	12,905
Office	34,991
Retail	29,536
Retail + celebration	79,640

Parking spaces fot conditioned uses	
Church	11
Sober Living	6
Fitness studio	25

Active Bus. Lic?

Use	Suite	Tenant	Sq. ft.
Church	100	Saddle Back Valley Community Church	20,372
Medical	120	Newport Plaza Surgery Center	6,620
Medical	149	Sober Living by the Sea	2,998
Medical	155	Newport Plaza Surgery Center	887
Office	165	Reliable Documentation	1,052
Office	175	Jamison Building office	1,445
Adult Day Care	180	La Palma Adult Day Care	12,069
retail	200	Vacant	2,461
retail	204	Vacant	2,586
Office	205	T. Studio	518
Meical	208	Tony I. Kuo D.D.S	1,607
retail	210	Vacant	2,894
retail	225	Vacant	2,091
Medical	235	Adult and Child Neurology Medical Associates	2,297
	240	Human Options	4,029
	251	Campaign Services	1,739
retail	271	Vacant	4,825
retail	272	Vacant	661
retail	274	Vacant	578
retail	278	Vacant	1,540
	280	Anew Era TMS	1,061
retail	284	Vacant	1,991
retail	290	Vacant	3,322
	300	Contactibility	9,118
retail	330	Vacant	6,424
	350	Wilshire Business Center	17,411
Restaurant	LL101	Ita Catering	17,730
Restaurant	LL101	Celebratons Storage- Basement	1,742
	SCH	Oh Yoga	2,386

Parking Ratio	Entitlements	BL
	Conditioned	Active
		Active
6.00	Conditioned	Active
		Closed
	Conditioned, 5-10 walking per week	Active
9.84		
10.34		
2.07		Active
6.43		
11.58		
8.36		
16.12		
6.96		
19.30		
2.64		
2.31		
6.16		
4.24		
7.96		
13.29		
36.47		
25.70		
69.64		
	Conditioned	
	Conditioned	

DBA	Expiration	Suite	Size
Newport Plaza Surgical Center	12/31/2020	120.00	6,255
Gold Coast Counseling Center	3/31/2018	151.00	
Craig Feltman & Associates	5/31/2020	176.00	
A S Medication Soluctions LLC	12/31/2020	179.00	1,342
Euphoria Wellness	8/31/2020	180.00	3,267
Adult and Child Neurology	7/31/2020	235.00	
Pediatric Gastroenterology	7/31/2020	235.00	
Tony Kuo, DDS	10/31/2020	208.00	1,693
Human Options Inc	11/30/2020	240.00	2,133
Forza Capital, LLC	8/31/2020	250.00	3,068
Tree House Recovery	2/29/2020	271.00	4,789
Reliable Documentation Inc	11/30/2020	274.00	729
Lenna Naturopathic Medicine	5/31/2020	278.00	1,353
Anew Era TMS LLC	6/30/2020	280.00	1,109
Summer Witty, LMFT	4/30/2020	305.00	
Ross Law Group	11/30/2020	284.00	1,983
Luna Rose Behavioral Health	7/31/2020	350.00	
Elite Homecare Companions	6/30/2020	350.00	18,134
Forza Capital	9/30/2020	350.00	
Building Maintenance of Tomorrow LLC	3/31/2020	350.00	
Louiselle Gagnon Skin Care	3/31/2020	350.00	
Winter, LLP	6/30/2020	350.00	
Brenda E Pinckney, CPA	10/31/2020	350.00	
Always Assisting Family Care	9/30/2020	350.00	
Winter Realty	5/31/2020	350.00	
1901 Newport LLC	12/31/2020	350.00	
Natural Grace	2/29/2020	350.00	
Payar Insurance Solutions	5/31/2020	350.00	
A to Z Studios, LLC	6/30/2020	350.00	
Premier Management & Maintence	6/30/2020	350.00	
Lifetime Builder	7/31/2020	350.00	
Hoss Insurance Agency	8/31/2020	350.00	
SAC Food Supplies, Inc.	5/31/2020	350.00	
CCI Coastal Construction Inc	8/31/2020	350.00	

Access Investment Properties	7/31/2020	350.00	
V'Z Athletics Sports Therapy	10/31/2020	350.00	
Adam Swanson, LMFT	12/31/2020	350.00	
OC Holistic Therapy	1/31/2021	350.00	
Fierce and Fabulous Couture	10/31/2020	350.00	
Fior Bel	9/30/2020	350.00	
			45,855

ZA-03-07

granted a minor conditional use permit to deviate from parking requirement

1901 Newport Blvd - Current Tenant List

Type	Hours	MCUP/CUP?	Medical?
Outpaient medical use		Y	Y
DUI/Group Counseling	M-H; 9A-5P F; 9A-4P	Y	Y
Advertising Office	M-F; 8:30A-5P		
Sales Office			
Skin Care (estetician)	M-W; 9:30A-9P H; 9:30A-8:30P F; 9A-7P Sa; 9:30A-4P	Y	Y
Medical Office			
Medical Office			
Denist Office	M-H; 9A-6P F; 9A-5P Sa; appointment	Y	Y
Office Use (nonprofit)			
Real Estate Office	M-F; 8A-6:30P Sa; 10A-1P		
Admin Office			
Business Services (regisration service)	M-H; 9A-5P F; 9A-4P		
Medical Office	M, F; 10A-4P T, H; 10A-6P	Y	Y
Medical Office	M-F; 8A-7P	Y	Y
Mental Health Therapy (medical)			
Law Office	M-F; 8:30A-5:30P		
Outpaient mental health counseling (individual and family)			
Office for In-Home Caregiving use			
Real Estate Office	M-F; 8A-6:30P Sa; 10A-1P		
Janiorial & Maintenance Services			
Retail (skin care)	M-F; 9A-8P Sa; 9A-3P		
Law Office			
Tax/Accounting Office			
Personal Assistance Agency			
Real Estate Office			
Property Management			
Admin Office			
Insurance Office			
Graphic Design Office			
Property Management			
Contractor Office	M-F; 9A-6P; Sa; 9A-5P		
Insurance Office			
Restaurant Equipment Supply Office			
Admin Office			

Real Estate Office	M-F; 9A-5P Sa; 10A-4P		
Massage Therapist	M-F; 11A-8P Sa; 11A-4P	Y	Y
Individual & Family Counseling	M-H; 9A-7P F; 9A-6P Sa; 10A - 5P	Y	Y
Individual & Family Counseling			
Online Retail			
Online Retail			

s to allow a total of 29,951 square feet of medical uses. The approval was granted based on

Note
no hours provided online
website & yelp says located at 2950 airway
website says located in Irvine
yelp
website & yelp says located in Long Beach
can't find online
website
no hours provided online
website says open 24/7 (phone only?)
no website, google shows in Irvine
online says located in Irvine?
can't find online
no hours provided online
no hours provided online
no hours provided online
can't find online
no hours provided online
no hours provided online
website says open 24/7 (phone only?)
no hours provided online
can't find online
can't find online
can't find online
webstie says located in Irvine
no hours provided online

can't find online	
no hours provided online	
can't find online	