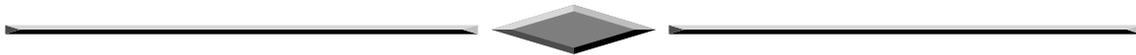


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: March 26, 2008

SUBJECT: **CONDITIONAL USE PERMIT NO. 2008-002 (HUNTINGTON PACIFICA PARKING REDUCTION – CONTINUED FROM THE MARCH 19, 2008 MEETING)**

LOCATION: 18377 Beach Boulevard, 92648 (west side of Beach Boulevard, north of Ellis Avenue)



Applicant: Jeff Packard, Sapetto Group, Inc., 2 Park Plaza, Suite 735, Irvine, CA 92614

Property Owner: David Steven, Huntington-Monterey, LLC, 25821 Paseo Real, Monterey, CA 93940

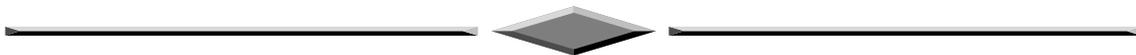
Request: To permit a 34-space parking reduction based on a parking demand analysis and a transportation demand management plan. The reduction in parking is requested to permit the conversion of 10,934 sq. ft. of general office space to medical office use within an existing 41,950 sq. ft. office building.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Zone: CG (Commercial General)

General Plan: CG-F2-d (Commercial General—0.5 floor area ratio maximum — Design Overlay)

Existing Use: Professional Office Building



RECOMMENDATION: Staff recommends continuance to the April 9, 2008 meeting at the applicant's request.