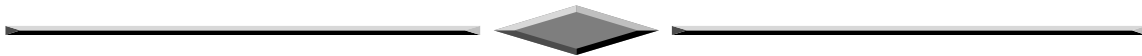


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: July 16, 2008

SUBJECT: **CONDITIONAL USE PERMIT NO. 08-002; ADMINISTRATIVE PERMIT NO. 08-008 (HUNTINGTON PACIFICA)**

LOCATION: 18377 Beach Blvd., 92647 (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

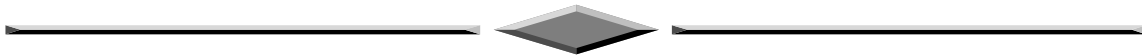
Request: **CUP:** To permit a 34 space parking reduction based on a parking demand analysis and a transportation demand management plan. The reduction in parking is requested to permit the conversion of 10,934 sq. ft. of general office space to medical office use within an existing 41,950 sq. ft. office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

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: Approval based upon suggested findings and conditions of approval.

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 and 15301 of the CEQA Guidelines, because the project consists of the conversion of general office space to medical office use within an existing office building where no modifications to the exterior of the structure are proposed, and the designation of parking stalls and installation of a control gate for a subterranean parking area does not constitute as an expansion of the existing use.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-002:

1. The parking demand of the proposed building will be less than the requirement in Schedule A (HBZSO Section 231.04). Conditional Use Permit No. 2008-002 is a request for a 34-space parking reduction 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. The parking reduction is based on a parking demand analysis prepared by LSA Associates, Inc. and Pritam Deshmukh, a state-registered traffic engineer (May 1, 2008). Parking surveys of the site were conducted, resulting in a demand of 60 parking spaces for the existing occupied square footage of 23,361 sq. ft. of general office and 2,184 sq. ft. of medical office use. For the remaining unoccupied square footage, a total of 72 parking spaces would be needed for 7,655 sq. ft. of general office use and 8,750 sq. ft. of medical office use. In addition, the observed parking rates were compared to the parking rates for office buildings from the Institute of Transportation Engineers (ITE) *Parking Generation, 3rd Edition*, 2004. Based on the parking rates from ITE, a total of 132 parking spaces would be needed for 24,125 sq. ft. of general office use and 17,825 sq. ft. of medical office use. Because the observed parking rate is a more conservative estimate out of the two methods, the parking demand analysis utilized the actual site observation data. As a result, the parking demand study supports the proposed 34-space reduction in required parking and concludes that adequate on-site parking will be available to accommodate the proposed medical office uses.
2. The proposed 10,934 sq. ft. of medical office use within an existing 41,950 sq. ft. office building will not generate additional parking demand based on the parking demand analysis prepared by LSA Associates, Inc. and Pritam Deshmukh. The study relied on site parking surveys of the existing occupied square footage (25,545 sq. ft.) and found a demand of 60 parking spaces (1/426). For the remaining unoccupied square footage (16,405 sq. ft.), a total of 72 parking spaces would be needed using the parking rates of 1/350 for general office use and 1/175 for medical office use. Based on the above parking rates, the parking demand analysis found that the proposed medical office uses will not create additional parking demand.
3. A Transportation Demand Management plan was prepared by LSA Associates, Inc. and Leslie Card, a state-registered traffic engineer (February 27, 2008) for the existing office building. The Plan incorporates transportation demand management measures to mitigate impacts of the conversion of 10,934 sq. ft. of general office use to medical office use. The measures include a transportation alternatives information center, carpool/vanpool parking spaces, bicycle parking, transit information, and information about Orange County Transportation Authority rideshare matching and vanpool subsidies programs. The Plan integrates the transportation demand management strategies required by HBZSO Section 230.36 and has been approved by the Director.

SUGGESTED FINDINGS FOR APPROVAL - ADMINISTRATIVE PERMIT NO. 2008-008:

1. A Parking Management Plan was submitted to designate the 50 parking spaces in the subterranean parking area for the exclusive use of individual owners within an office building (April 3, 2008).
2. The proposed parking control gate will comply with all the criteria for parking controls. The Fire Department has reviewed and approved the gate's location and emergency entry. The Public Works Department has reviewed and approved the gate's location and stacking area. The proposed control gate has a 190 ft. long driveway for vehicle stacking. In addition, the installation of the control gate will not adversely impact public coastal access because the office building is located approximately 3 miles from the coast.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2008-002/
ADMINISTRATIVE PERMIT NO. 2008-008:**

1. The plans received and dated January 15, 2008 shall be the conceptually approved design.
2. The 82 non-designated parking spaces (surface parking lot) shall be available for customers and employees.
3. A list of all office spaces, including their sizes and uses, shall be submitted to the City and updated as each condominium unit is sold.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.