



April 29, 2026

Shilah Tsai
Huntington Beach Optometry
5890 Edinger Ave
Huntington Beach, CA 92647

**Re: Parking Analysis for Huntington Beach Optometry
6012 Edinger Ave, Huntington Beach**

Dear Shilah,

Per your request, we have conducted a parking analysis for Huntington Beach Optometry. This letter presents out methodologies and findings for the parking sufficiency of the proposed business operation.

PROJECT INFORMATION

Huntington Beach Optometry is an existing optometry of 3,120 square feet located at 5890 Edinger Avenue in the City of Huntington Beach. The company is planning to relocate to 6012 Edinger Avenue. The new location consists of a former 7-Eleven convenience store in the free-standing building of 3,400 square feet. The site provides 13 parking spaces, including one ADA accessible space, as shown in **Exhibit 1**.

Business hours of the subject optometry will remain unchanged after relocation: Monday-Friday from 9 am to 6 pm, Saturday from 9 am to 3 pm, and closed Sunday. The optometry operation is by appointment only, and scheduled on weekdays between 9 am and 5 pm, and on Saturday between 9 am and 2:15 pm. The subject facility employs up to five staff, including one doctor (optometrist) and four (4) administrative personnel. All visits require appointment in advance and each scheduled session is 30 to 45 minutes long. No walk-in doctor visit is allowed. The floor plan is shown in **Exhibit 2**.

K2 Traffic Engineering, Inc.

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MUNICIPAL CODE

Huntington Beach Municipal Code (HBMC) requires one parking space per 175 square feet for medical office use. Based on the code requirement, the subject building of 3,400 square feet is required to provide 20 spaces, as shown in **Table 1**.

Table 1. Parking Calculation per HBMC

Parking Use	Parking Ratio	Quantity	Parking Demand
Medical Office	1 space per 175 sq. ft.	3,400 sq. ft.	20
Parking Provided			13
Parking Deficit (per HBMC)			-7

PARKING GENERATION - ITE

According to “Parking Generation, 4th Edition” published by Institute of Transportation Engineers (ITE), the average peak period parking demand for medical office building is 3.20 vehicles per 1,000 square feet gross floor area (GFA). For the subject building of 3,400 square feet, the peak parking demand is calculated to be 11 spaces. The project is expected to have a parking surplus of two (2) spaces per ITE’s Parking Generation, as shown in **Table 2**.

Table 2. Parking Calculation per ITE’s Parking Generation

Parking Use	Peak Parking Ratio	Quantity	Parking Demand
Medical Office	3.20 vehicles per 1,000 sq. ft.	3,400 sq. ft.	11
Parking Provided			13
Parking Surplus (per ITE’s Parking Generation)			+2

EMPIRICAL BUSINESS OPERATION

Huntington Beach Optometry is an established business at 5890 Edinger Avenue for 15 years, within a short walking distance from the building at 6012 Edinger Avenue. Based on the past experience, about 70 patients are scheduled in a week, including an average of 12 patients per day and 8 to 10 patients on Saturday. All patient visits are appointment based and walk-ins are not allowed.

As a conservative approach, the study applied empirical parking demand of four (4) spaces to account for all patients in the premise, including one patient in doctor's session, one post-exam patient cared by staff, one waiting patient, and one follow-up patient picking up prescription lenses and/or contacts. After apply a redundancy factor of ten percent (10%), the subject facility is expected to utilize no more than 10 parking spaces at any time. The project is expected to have an empirical parking surplus of three (3) spaces, as shown in **Table 3**.

Table 3. Parking Calculation per Empirical Operation

Category	Parking Ratio	Quantity	Parking Demand
Staff Parking	1 space per staff in the maximum shift	4 staff	4
Doctor Parking	1 spaces per doctor	1 doctor	1
Patient Parking	4 spaces per doctor	1 doctor	4
Redundancy (10%)			1
Empirical Parking Demand			10
Parking Supply			13
Empirical Parking Surplus			+3

COMPARIABLE OPTOMETRY PRACTICES

In addition to its own experiences of Huntington Beach Optometry, the study conducted a brief analysis at the following comparable optometry practices:

1. Bender Eye Optometry at 13972 Laurinda Way, North Tustin
2. Jon Yamane Optometry at 1545 Nutmeg Place, Costa Mesa

Bender Eye Optometry is similar optometry facility situated in a stand-alone building of 2,400 square feet with three exam rooms at 13972 Laurinda Way, North Tustin. The site provides 12 parking spaces. Business hours are Monday through Friday from 9 AM to 6 PM, and closed Saturday and Sunday. This location generally features one doctor and four to five staff members at any given time. All schedules are strictly appointment based and walk-ins are not allowed. According to the office manager, the peak parking demand normally occurs between 3 PM and 4 PM when up to four appointments are scheduled within the hour. Our field visits observed peak parking of nine cars between 3 PM and 4 PM on Thursday, April 24, 2026.

Jon Yamane Optometry is another similar optometry facility situated in a stand-alone building of 2,400 square feet with three exam rooms at 1545 Nutmeg Place, Costa Mesa. The site provides 11 parking spaces. Business hours are Monday through Friday from 9 AM to 5 PM, two Saturdays per month from 9 AM to 3 PM, and closed on Sunday. This location generally features one doctor and three to four staff members at any given time. All schedules are strictly appointment based and walk-ins are not allowed. According to the office manager, peak parking demand normally occurs between 2 PM and 4 PM when up to four appointments are scheduled within the hour. Our field visits observed peak parking of only five cars parked on site at 3:30 PM on Friday, April 25, 2026.

The proposed facility of **Huntington Beach Optometry** at 6012 Edinger Avenue consists of approximately 3,400 square feet with three exam rooms. The additional floor area, relative to typical optometry practices, is primarily allocated to ancillary functions such as an expanded display area, manager's office, and employee break

room, rather than increased patient-serving capacity. Operationally, this proposed facility is designed for one doctor and approximately four staff members, accommodating up to four patients at any given time, fully comparable with other optometry practices listed above. Therefore, parking demand is expected to be consistent with comparable optometry practices of smaller size.

The applicable parking ratio is *5 spaces per doctor plus 1 space per staff in the maximum shift*. After apply a redundancy factor of ten percent (10%), the projected peak parking demand of 10 spaces, as calculated in **Table 3**, is reasonable and consistent with comparable optometry practices.

SUMMARY

As a conservative approach, the project's parking capacity of 13 spaces exceeds the parking demand of 11 parking spaces according to ITE's Trip Generation for medical office of 3,400 square feet. With consideration of the number of employees and patients, the site is expected to only utilize nine parking spaces. A review of similar optometry practices has confirmed that peak demand of nine parking spaces is reasonable and consistent with comparable practices.

After applying a redundancy factor of ten percent (10%), the subject facility is expected to utilize no more than 10 parking spaces at any time. The project is expected to have an empirical parking surplus of three (3) spaces. The parking capacity can sufficiently accommodate the subject optometry practices. The project is not expected to result in parking overflow onto public streets.

Regards,

K2 Traffic Engineering, Inc.

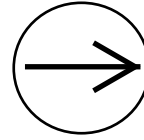


Jende Kay Hsu, P.E., T.E.
California License # TR2285

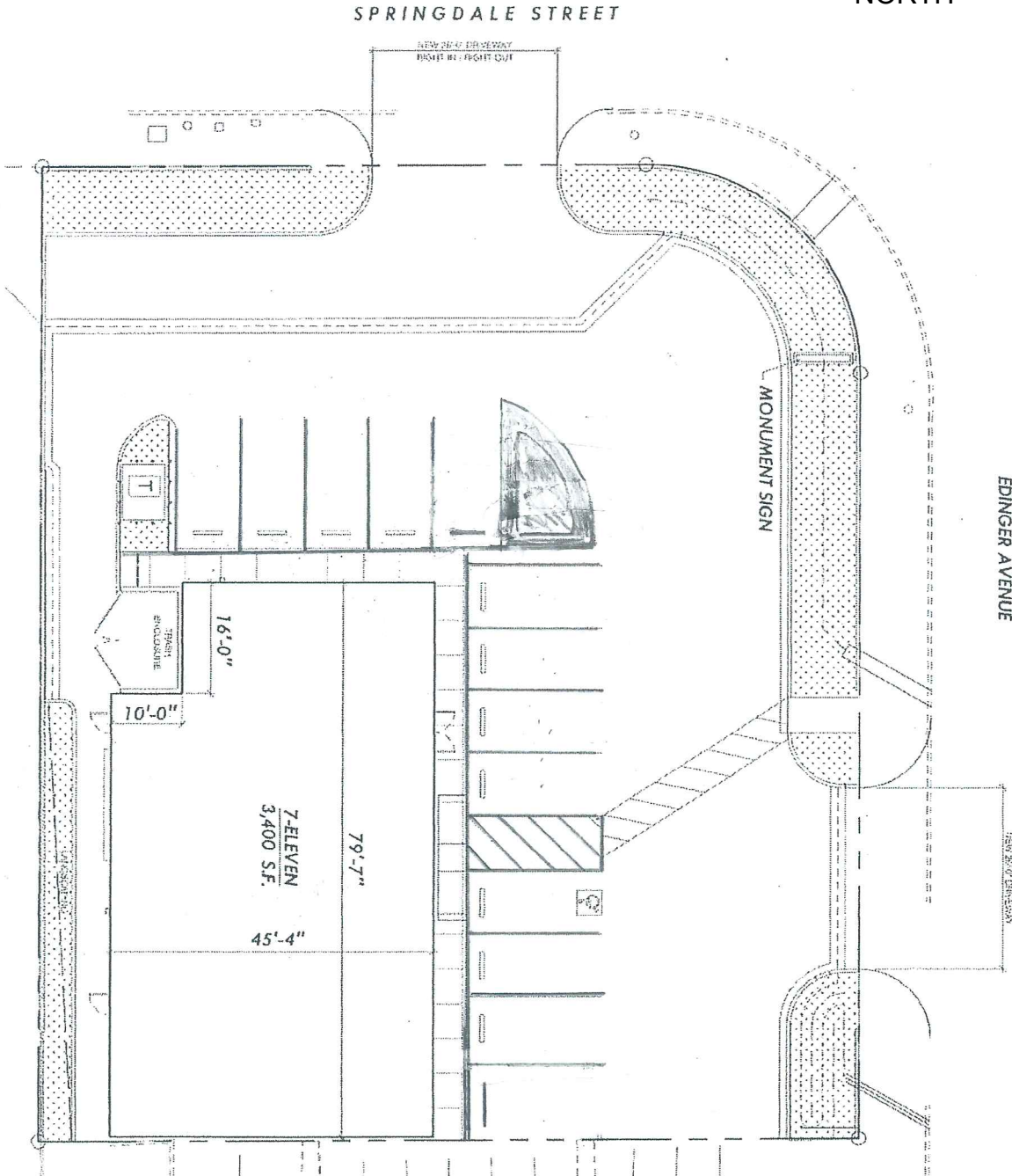


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EXHIBIT B-1
SITE PLAN



NORTH



6012 Edinger Ave, Huntington Beach, CA 92647

EXHIBIT 1. SITE PLAN

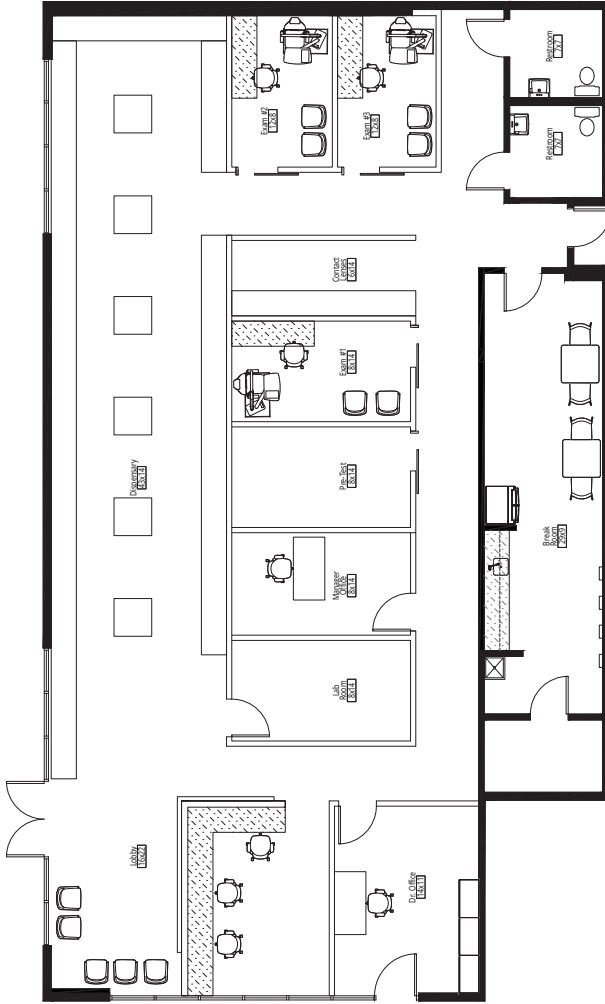


EXHIBIT 2. FLOOR PLAN