



Memorandum

Date: FRIDAY, JULY 15, 2022

Project: TENANT IMPROVEMENT FOR: BEACH SURGERY CENTER

To: DARREN SAM, CITY OF HUNTINGTON BEACH

From: KENNY CHAO, AET & ASSOCIATES

Subject: **PARKING DEMAND STUDY FOR CONDITIONAL USE PERMIT**

1 PROJECT BACKGROUND

The proposed project is a tenant improvement project which involves adding a medical business at the existing Beach Surgery Center at 20951 Brookhurst Street in the City of Huntington Beach. The building currently consists of 3 units of general office spaces of 4,132 sf on the first floor and one unit of general office and one unit of storage of a total of 3,961 sf on the second floor. The unit #1 which currently is 2,273 sf of general office is proposed to be converted to a medical office on the first floor of the building. The existing footprint of the building will not be altered as part of this project. There are a total of 26 parking spaces currently available on site. The project site plan is presented in Appendix A.

With the conversion of 2,273 sf of general office to medical office, the number of parking spaces required on site would increase from 26 to 29 based on Huntington Beach Zoning Code and subdivision ordinance. The objective of this technical memorandum is to conduct a parking demand study to justify the existing parking spaces are adequate to serve the new land use mix on site.

2 PARKING OCCUPANCY SURVEY

Based on discussions with the city, a parking occupancy survey was conducted at a similar site located within the city to determine the hourly parking occupancy on a typical weekday during business hours to determine the actual parking usage. The parking survey would compare the city's parking requirements with the actual parking demand on a typical weekday during typical business hours. AET compiled a list of several probable parking survey locations and presented them to the city planners.

Based on recommendations from the city, a similar site in terms of land use mix, medical practice, size, staffing levels and day-to-day operations was selected to conduct parking occupancy survey.

The selected site was a Pediatric Dentistry Center which is located at 6452 Bolsa Avenue in Huntington Beach and consists of 29 parking spaces. The approximate building footprint of this site is 4,928 sf which is similar to the first floor of the project site of 4,550 sf. The parking occupancy survey was conducted on April 27, 2022, from 9 am to 6 pm. The date, duration, and methodology for conducting the parking occupancy survey was discussed with the city prior to conducting the survey. The parking survey was conducted by documenting the number of parking spaces occupied at every 15 min interval. The results of the parking survey are presented in Appendix B. As shown, the maximum number of parking spaces that were occupied at any given time was 11. Since this site is a standalone medical use and no office is attached to it like the first floor of the project site, an addition of 15% of the parking demand for general office was added to the parking demand results. Therefore, 1.65 (15% of 11 spaces) was added to the total parking demand of 11 which would total to 12.65 parking spaces. Therefore, the total parking demand based on the parking survey is 12.65 (13) spaces for the first floor of the project site.

3 CONCLUSION

Based on the results of the parking occupancy survey at a similar site within the city, the total parking demand for a land use combination which is similar to the first floor of the project site is 13 spaces. The parking demand for the second floor of the project site needs to be added to the parking demand for the first floor based on the parking survey to determine the actual parking demand of the project site.

Parking Demand for General Office on Second Floor of Project Building: $1,483 \times 1/250 = 5.93$ (6 parking spaces)

Parking Demand for Future Storage on Second Floor of Project Building: $2,478 \times 1/1000 = 2.48$ (3 parking spaces)

Therefore, the total parking demand for the project site based on parking survey (for the first floor) and city's zonal code (for the second floor) is:

Actual Parking Demand of the Project Site: 13 (First Floor) + 6 (General office on Second Floor) + 3 (Future Storage on Second Floor) = **22 parking spaces.**

It can be concluded that the actual parking demand is much lower than the parking demand estimated based on just the city zoning code. The maximum number of parking spaces occupied at the survey site was much less than 29. The site of the parking survey is similar to the project site in terms of land use mix, medical practice, size, staffing levels and day-to-day operations. Therefore, the existing number of parking spaces (26) provided at the project site will be adequate to serve the building with the proposed medical office on the first floor.

The request for reduced parking as part of the conditional permit will not be detrimental to the operations, and value of the property. The parking demand study supports a 3-parking space reduction at the project site and concludes that adequate on-site parking can be accommodated for the proposed medical business and all existing uses within the Beach Surgery Center.

APPENDIX A: PROJECT SITE PLAN

BEACH SURGERY CENTER

20951 BROOKHURST ST.

HUNTINGTON BEACH, CA 92646



14542 HARPER ST
MIDWAY CITY, CA 92655

TEL: (714) 330-0096
FAX: (888) 601-3001
EMAIL: VTC@VTCCC.COM

ABBREVIATIONS

ACOUS. ADDL. ALUM. APPROX.	ACOUSTICAL. ADJUSTABLE ALUMINIUM APPROXIMATE	MAX. MECH. MET. MFR. MIN. M.O. MTD. M.U.	MAXIMUM MECHANICAL METAL MANUFACTURER MINIMUM MASONRY OPENING MOUNTED MULLION
BD. BLDG. BLK. BLKG. BM. BOT.	BOARD. BUILDING BLOCK. BLOCKING BEAM. BOTTOM	N.I.C. NO. N.T.S.	NOT IN CONTRACT NUMBER NOT TO SCALE
CAB. CEM. CER. C.I. CLR. COOL. CONC. CONN. CONT. C.T. CTSK.	CABINET. CEMENT. CERAMIC. CAST IRON. CLEAR. COOL. CONCRETE CONNECTION CONTINUOUS CERAMIC TILE COUNTERSUNK	O.F.C.I. OFF. OPNG. OPP.	OWNER FURNISHED / CONTRACTOR INSTALLED OFFICE OPENING OPPOSITE
DECOR. DET. D.F. DIA. DIM. DN. D.S. DWG.	DECORATIVE DETAIL DOUGLAS FIR DIAMETER DIMENSION DOWN DOWNSPOUT DRAWING	PL. PLAS. PLYWD. PR. PRIST. P.T.D.F. PTN. Q.T.	PLATE PLASTER PLYWOOD PAIR PRECAST PRESSURE-TREATED DOUGLAS FIR PARTITION QUARRY TILE
EA. EL. ELEC. EQ. EXH. EXP. EXT. EXIST.	EACH ELEVATION ELECTRICAL EQUIV. EXHAUST EXPANSION EXTERIOR EXISTING	R. RAD. REIN. REQ. RM. R.O. RWD. R.W.L.	RISER RADIUS REINFORCE REQUIRED ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
F.A.U. F.D. F.H.C. FIN. FL. FLASH. FLOR. F.O.C. F.O.F. F.O.M. F.O.S. F.S. FT. FTG.	FORCED AIR UNIT FLOOR DRAIN FIRE HOSE CABINET FINISH FLOOR FLASHING FLOURESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD FLOOR SINK FOOTFEET FOOTING	S.C. SCHED. SHIT. SIM. SQ. SST. STL. STOR. STRUCT. SUSP. SYM.	SOLID CORE SCHEDULE SHEET SIMILAR SQUARE STAINLESS STEEL STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
GA. GALV. GL. GR. GYP.	Gauge GALVANIZED GLASS GRADE GYPSUM	T. T.C. TEL. T&G. THK. T.O.C. T.O.F. T.O.L. T.O.P. T.O.PL. TYP.	TREAD TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF CHIMNEY TOP OF FRAMING TOP OF LEDGER TOP OF PARAPET TOP OF PLATE TYPICAL
H.B. H.C. HDWD. HDWE. HGT. H.M. HORIZ.	HOSE BIBB HOLLOW CORE HARDWOOD HARDWARE HEIGHT HOLLOW METAL HORIZONTAL	U.O.N. VERT. VEST. V.G.D.F.	UNLESS OTHERWISE NOTED VERTICAL VESTIBULE VERTICAL GRAIN DOUGLASS FIR
I.D. INCAND. INSUL. INT.	INSIDE DIAMETER INCANDESCENT INSULATION INTERIOR	W. W/O. W.C. W.D. W/DW. W.H. WSCT. WT.	WITH WITHOUT WATER CLOSET WOOD WINDOW WATER HEATER WAINSCOT WEIGHT
JAN. JT. LAM. LAV. LOC.	JANITOR JOINT LAMINATE LAVATORY LOCATION		

SCOPE OF WORK

- EXISTING SITE TO REMAIN
- TENANT IMPROVEMENT FOR 2,273 SF SURGERY CENTER AND PROPOSED 1,859 SF FOR FUTURE GENERAL OFFICES ON THE FIRST FLOOR
- PROPOSE 1,483 SF FOR FUTURE GENERAL OFFICE AND 2,478 SF FOR FUTURE STORAGE ON THE SECOND FLOOR

THIS PROJECT IS NOT I-2.1, IT IS NOT PROPOSED AS A 24 HOUR MEDICAL CENTER FOR MORE THAN 5 PERSONS WHO ARE INCAPABLE OF SELF-PRESERVATION OR CLASSIFIED AS NON-AMBULATORY OR BED-RIDDEN.
THIS PROJECT IS NOT INTENDED TO BE LICENSED BY CDPH (CALIFORNIA DEPT. OF PUBLIC HEALTH) AND IS INTENDED TO BE OCCUPIED BY AN OUT PATIENT CLINIC ONLY (NO 24 HOURS INPATIENT).
THUS THIS PROJECT IS NOT SUBJECT TO OSHPD-3 REQUIREMENTS.

CODE COMPLIANCE DATA

APPLICABLE CODES:
LEGAL JURISDICTION: CITY OF HUNTINGTON BEACH, CALIFORNIA
2019 CALIFORNIA BUILDING CODE (TITLE 24)
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE, TITLE 24
2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE

CONSULTANTS

DEVELOPER/OWNER:
BEACH SURGERY CENTER, INC
20951 BROOKHURST ST.,
HUNTINGTON BEACH, CA 92646
CONTACT: TUAN TRAN
PHONE: (909) 991-5342

ARCHITECT:
VT DESIGN SPECIALTIES, INC.
14542 HARPER ST.,
MIDWAY CITY, CA 92655
CONTACT: ANNIE TRAN
PHONE: (714) 478-8665
EMAIL: ATRAN@VTCCC.COM

TRAFFIC ENGINEER:
AET & ASSOCIATES
18340 YORBA LINDA BLVD., STE.107
YORBA LINDA, CA 92886
CONTACT: KENNY CHAO
PHONE: (714) 982-0398
EMAIL: KCHAO@AETANDASSOCIATES.COM

SHEET INDEX

TS	TITLE SHEET
ARCHITECTURAL:	
A - 1	EXISTING SITE PLAN
A - 2	FIRST FLOOR PLAN
A - 3	EXISTING SECOND FLOOR PLAN
A - 4	EXISTING ELEVATIONS

PROJECT DATA

ZONING: CO
APN: 151-234-09
LOT AREA: 0.47 AC
OCCUPANCY: B
CONSTRUCTION TYPE: V-B
SPRINKLERED: NO
NUMBER OF STORY: 2

DESIGN CRITERIA:
TOTAL USEABLE AREA 8,093 SF
TOTAL COMMON AREA 1,007 SF
TOTAL BUILDING AREA 9,100 SF

USEABLE AREA BREAKDOWN:
FIRST FLOOR 4,132 SF
UNIT 1 - PROPOSED MEDICAL 2,273 SF
UNIT 2 - FUTURE GENERAL OFFICE 859 SF
UNIT 3 - FUTURE GENERAL OFFICE 1,000 SF
SECOND FLOOR 3,961 SF
UNIT 4 - FUTURE GENERAL OFFICE 1,483 SF
UNIT 5 - FUTURE STORAGE 2,478 SF
TOTAL USEABLE 8,093 SF
TOTAL COMMON AREA 1,007 SF
1ST FLOOR - HALLWAY 418 SF
2ND FLOOR - HALLWAY 589 SF

PARKING CALCULATION:
NUMBER OF PARKING SPACES REQUIRED:
MEDICAL 2,273 x 1/75 = 12.98 SPACES
OFFICE (1,000+859+1,483) x 1/250 = 13.37 SPACES
STORAGE 2,478/1,000 = 2.48 SPACES
TOTAL = 28.83 SPACES = 29 SPACES

NUMBER OF PARKING SPACES PROVIDED:
REGULAR = 25 SPACES
ACCESSIBLE = 1 SPACE
TOTAL = 26 SPACES
15% OF 29 SPACES = 4.4 SPACES

SYMBOLS

DETAIL REFERENCE		DETAIL REFERENCE SHEET NUMBER
ELEVATION REFERENCE		ELEVATION NUMBER SHEET NUMBER
SECTION REFERENCE		SECTION NUMBER SHEET NUMBER
ROOM NUMBER AND INTERIOR ELEVATION REFERENCE		ROOM NUMBER WALL NUMBER INTERIOR ELEVATION SHEET NUMBER
ROOM REFERENCE		ROOM NUMBER
DOOR REFERENCE		DOOR NUMBER
WINDOW REFERENCE		WINDOW NUMBER
NOTE REFERENCE		REFERENCE NOTE NUMBER
COLOR FINISH REFERENCE		SEE COLOR FINISH NOTES ON SCHEDULE SHEET
REVISION REFERENCE		REVISION NUMBER

LEGAL DESCRIPTION

LOT 7 OF TRACT. NO. 7019, AS PER MAP RECORDED IN BOOK 278, PAGE36 THROUGH 38 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM ALL OIL, MINERALS, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED RECORDED OCTOBER 29, 1970, IN BOOK 9445, PAGE 442 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM SUBSURFACE WATER BUT WITHOUT ANY RIGHT OF ENTRY TO THE SURFACE OR THE SUBSURFACE ABOVE THE DEPTH OF 500 FEET, AS DEDICATED TO THE CITY OF HUNTINGTON BEACH AS ENDORSED ON THE MAP OS SAID TRACT.

VICINITY MAP



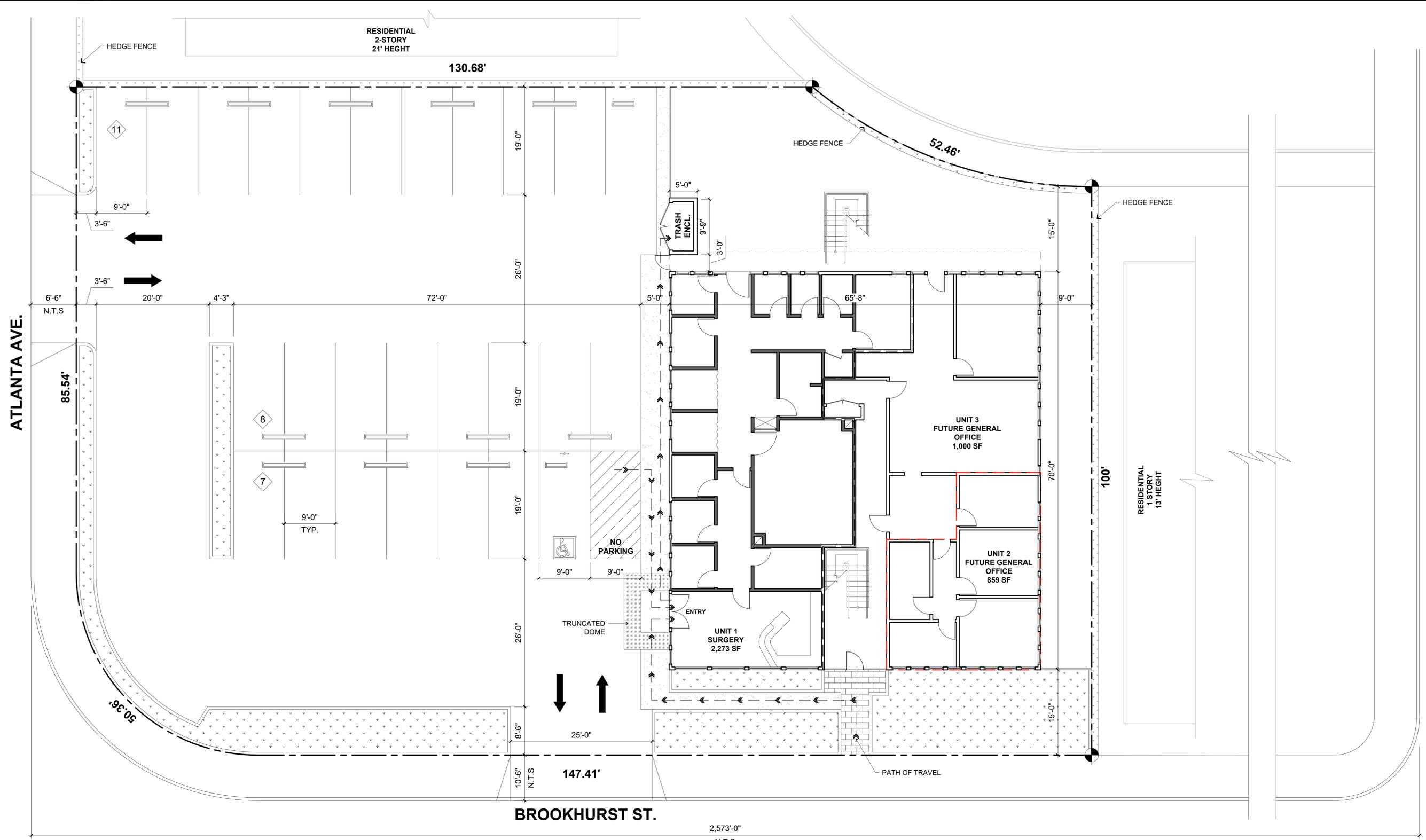
REV.	DESCRIPTION	DATE

TITLE SHEET

**TENANT IMPROVEMENT FOR:
BEACH SURGERY CENTER
20951 BROOKHURST ST.,
HUNTINGTON BEACH, CA 92646**

SCALE	AS NOTED
DRAWN BY	MD
CHECKED BY	VT
PLAN DATE	02/07/2022
PRINT DATE	02/07/2022
PROJECT No.	
SHEET No.	

TS



14542 HARPER ST
MIDWAY CITY, CA 92655
TEL: (714) 330-0096
FAX: (888) 601-3001
EMAIL: VTC@VTCDC.COM

REV.	DESCRIPTION	DATE

EXISTING SITE PLAN

TENANT IMPROVEMENT FOR:
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EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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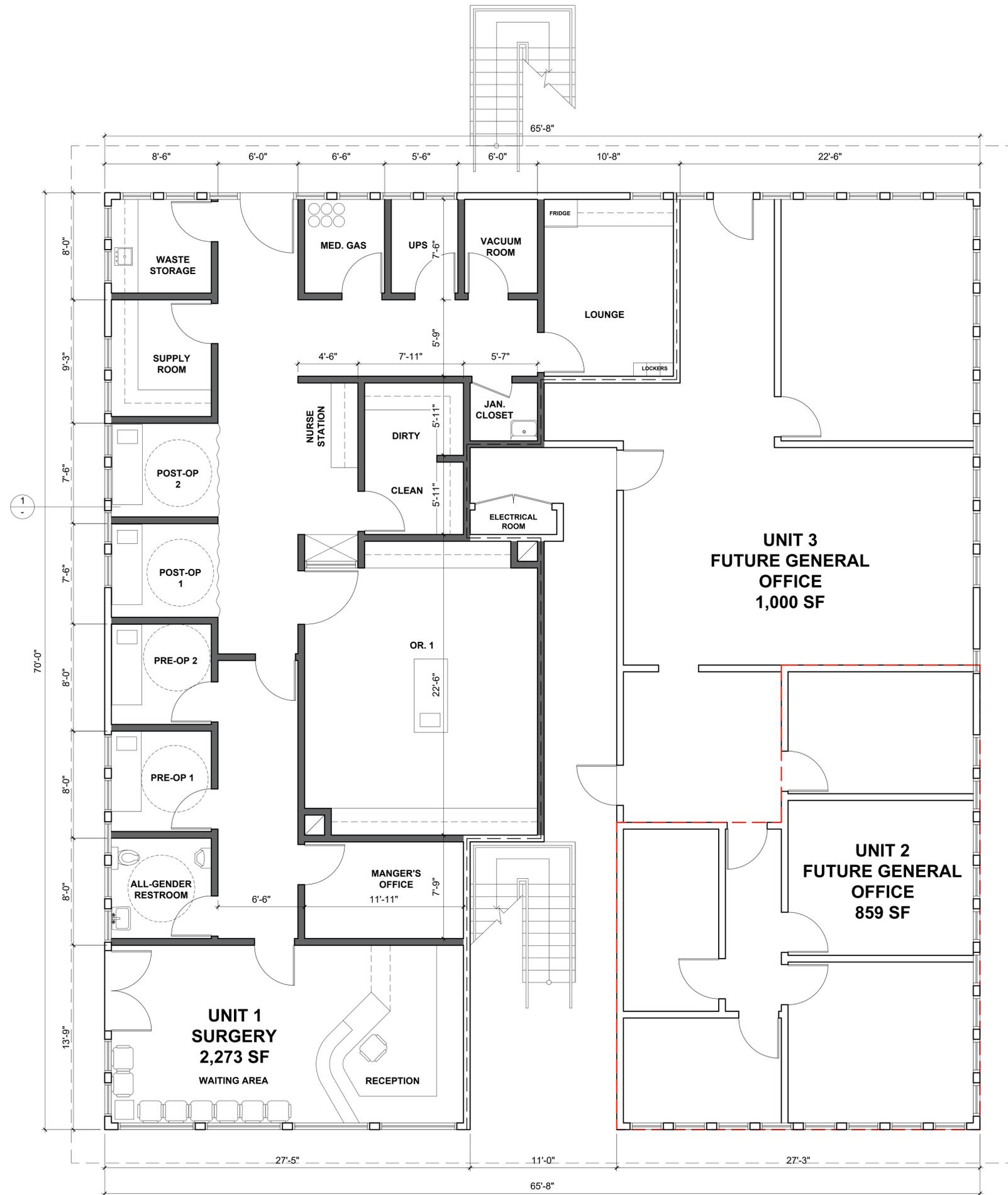
REV.	DESCRIPTION	DATE

FIRST FLOOR PLAN

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SHEET No.	

A - 2

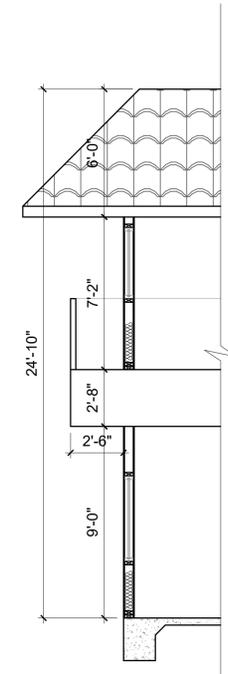


LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 1HR FIRE WALL

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"





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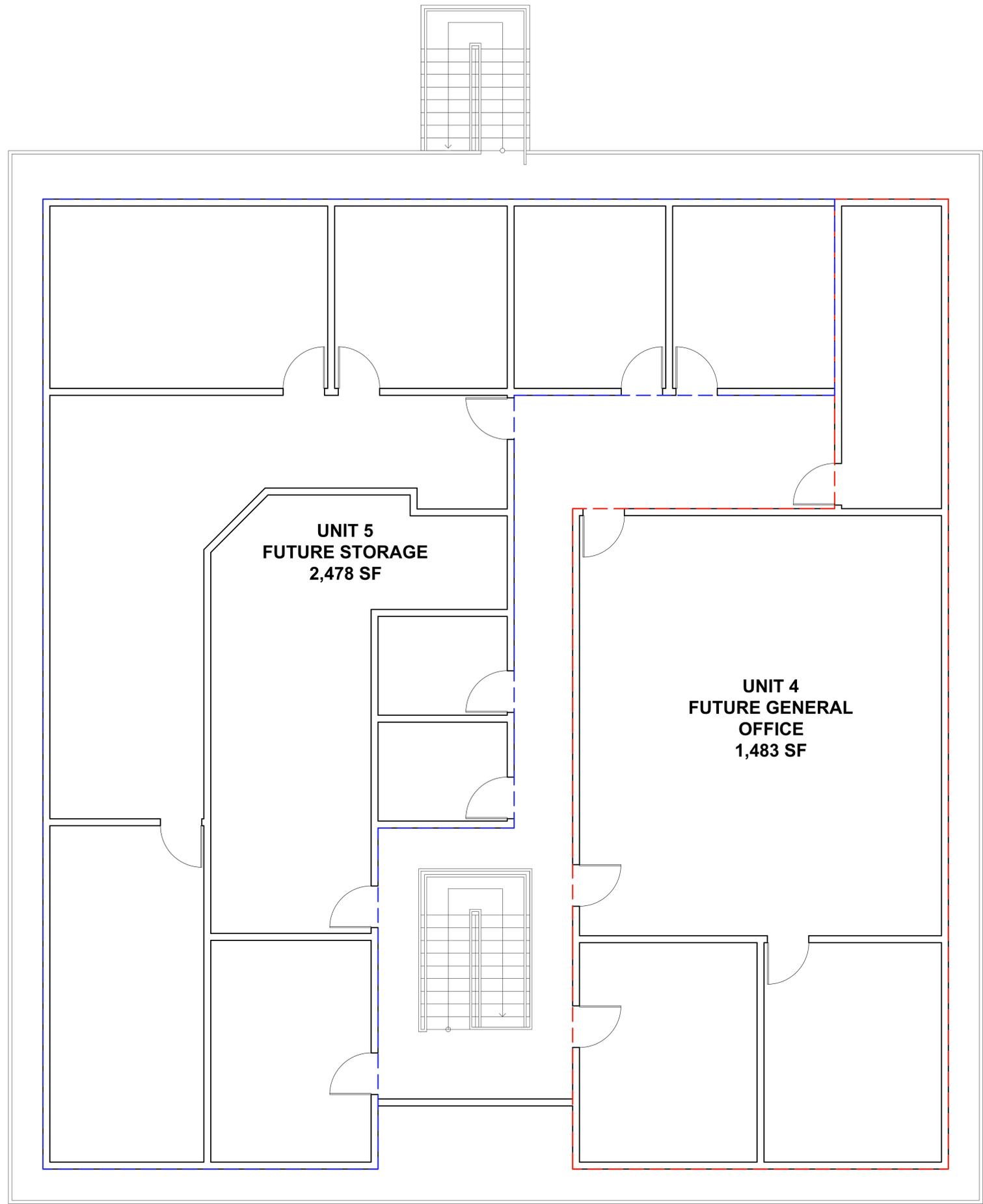
REV.	DESCRIPTION	DATE
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SECOND FLOOR PLAN

TENANT IMPROVEMENT FOR:
BEACH SURGERY CENTER
20951 BROOKHURST ST.,
HUNTINGTON BEACH, CA 92646

SCALE	AS NOTED
DRAWN BY	MD
CHECKED BY	VT
PLAN DATE	02/07/2022
PRINT DATE	02/07/2022
PROJECT No.	
SHEET No.	

A - 3



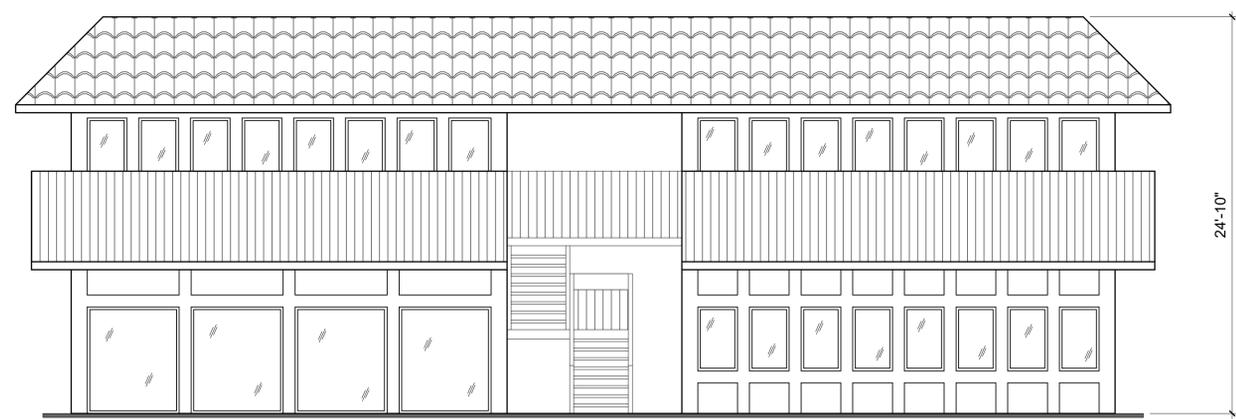
SECOND FLOOR PLAN 
SCALE: 1/4" = 1'-0"



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REV.	DESCRIPTION	DATE



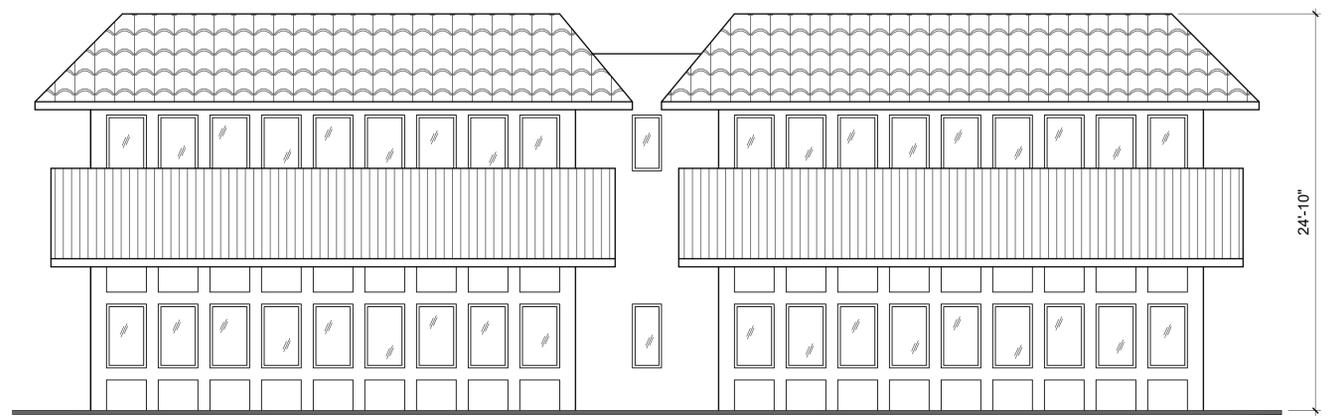
(E) EAST ELEVATION
SCALE: 3/16" = 1'-0"



(E) SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



(E) WEST ELEVATION
SCALE: 3/16" = 1'-0"



(E) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NOTE:
EXISTING COLOR AND MATERIAL TO REMAIN

EXISTING ELEVATIONS

TENANT IMPROVEMENT FOR:
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APPENDIX B: PARKING OCCUPANCY SURVEY

PARKING OCCUPANCY SURVEY

April 27, 2022

Location: 6452 BOLSA AVE., HUNTINGTON BEACH 92647

Time	# of occupied Parking Spaces
9:00	4
9:15	7
9:30	7
9:45	9
10:00	10
10:15	9
10:30	9
10:45	11
11:00	10
11:15	10
11:30	9
11:45	8
12:00	8
12:15	8
12:30	8
12:45	6
1:00	9
1:15	9
1:30	8
1:45	9
2:00	10
2:15	10
2:30	10
2:45	9
3:00	10
3:15	10
3:30	10
3:45	9
4:00	9
4:15	10
4:30	9
4:45	9
5:00	7
5:15	7
5:30	7
5:45	6
6:00	4

Parking Stalls	27
H/C Parking Stalls	2
Total	29