



# 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

VTDESIGN

SPECIALTIES, INC.

U.S. C. 0185665

U.S. A, B, C-10 6509997

14542 HARPER ST

MIDWAY CITY, CA 92655

TEL: (714) 330-0096

FAX: (888) 601-3001

EMAIL: VTC@VTCCC.COM

ABBREVIATIONS	SCOPE OF WORK	CONSULTANTS	SHEET INDEX	PROJECT DATA
<div><div><div>ACOUS. ADD'L ALUM. APPROX.</div><div>BD. BLDG. BLK. BLKG. BM. BOT.</div><div>CAB. CEM. CER. C.I. CLR. COL. CONC. COIN. CONT. C.T. CTSK.</div><div>DECOR. DET. D.F. DIA. DIM. DN. D.S. DWG.</div><div>EA. EL. ELEC. EQ. EXH. EXP. EXT. EXIST.</div><div>F.A.U. F.D. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.M. F.O.S. F.S. FT. FTG.</div><div>GA. GALV. GL. GR. GYP.</div><div>H.B. H.C. HDWD. HDWE. HGT. H.M. HORIZ.</div><div>I.D. INCAND. INSUL. INT.</div><div>JAN. JT.</div><div>LAM. LAV. LOC.</div></div><div><div>ACOUSTICAL. ADJUSTABLE. ALUMINIUM. APPROXIMATE.</div><div>BOARD. BUILDING. BLOCK. BLOCKING. BEAM. BOTTOM.</div><div>CABINET. CEMENT. CERAMIC. CAST IRON. CLEAR. COLUMN. CONCRETE. CONNECTION. CONTINUOUS. CERAMIC TILE. COUNTERSUNK.</div><div>DECORATIVE. DETAIL. DOUGLAS FIR. DIAMETER. DIMENSION. DOWN. DOWNSPOUT. DRAWING.</div><div>EACH. ELEVATION. ELECTRICAL. EQUIV. EXHAUST. EXPANSION. EXTERIOR. EXISTING.</div><div>FORCED AIR UNIT. FLOOR DRAIN. FIRE HOSE CABINET. FINISH. FLOOR. FLASHING. FLOURESCENT. FACE OF CONCRETE. FACE OF FINISH. FACE OF MASONRY. FACE OF STUD. FLOOR SINK. FOOT/FEET. FOOTING.</div><div>GAUGE. GALVANIZED. GLASS. GRADE. GYPSUM.</div><div>HOSE BIBB. HOLLOW CORE. HARDWOOD. HARDWARE. HEIGHT. HOLLOW METAL. HORIZONTAL.</div><div>INSIDE DIAMETER. INCANDESCENT. INSULATION. INTERIOR.</div><div>JANITOR. JOINT.</div><div>LAMINATE. LAVATORY. LOCATION.</div></div><div><div>MAX. MECH. MET. MFR. MIN. M.O. MTD. MUL.</div><div>N.I.C. NO. N.T.S.</div><div>O.A. OBS. O.C. O.D.</div><div>O.F.C.I.</div><div>OFF. OPNG. OPP.</div><div>PL. PLAS. PLYWD. PR. PRECAST. P.T.D.F. PTN.</div><div>Q.T.</div><div>R. RAD. REINF. REQ. RM. R.O. RWD. R.W.L.</div><div>S.C. SCHED. SHIT. SIM. SQ. SST. STL. STOR. STRUCT. SUSP. SYM.</div><div>T. T.C. TEL. TBG. THK. T.O.C. T.O.FR. T.O.L. T.O.P. T.O.PL. TYP.</div><div>U.O.N.</div><div>VERT. VEST. V.G.D.F.</div><div>W. W/O. W.C. WD. W/DW. W.H. WSCT. WT.</div><div>MECHANICAL. METAL. MANUFACTURER. MINIMUM. MASONRY OPENING. MOUNTED. MULLION.</div><div>NOT IN CONTRACT. NUMBER. NOT TO SCALE.</div><div>OVERALL. OBSCURE. ON CENTER. OUTSIDE DIAMETER.</div><div>OWNER FURNISHED / CONTRACTOR INSTALLED.</div><div>OPENING. OPPOSITE.</div><div>PLATE. PLASTER. PLYWOOD. PAIR. PRECAST. PRESSURE-TREATED DOUGLAS FIR. PARTITION.</div><div>QUARRY TILE.</div><div>RISER. RADIUS. REINFORCE. REQUIRED. ROOM. ROUGH OPENING. REDWOOD. RAIN WATER LEADER.</div><div>SOLID CORE. SCHEDULE. SHEET. SIMILAR. SQUARE. STAINLESS STEEL. STEEL. STORAGE. STRUCTURAL. SUSPENDED. SYMMETRICAL.</div><div>TREAD. TOP OF CURB. TELEPHONE. TONGUE &amp; GROOVE. THICK. TOP OF CHIMNEY. TOP OF FRAMING. TOP OF LEDGER. TOP OF PARAPET. TOP OF PLATE. TYPICAL.</div><div>UNLESS OTHERWISE NOTED.</div><div>VERTICAL. VESTIBULE. VERTICAL GRAIN DOUGLASS FIR.</div><div>WITH. W/O. W.C. WOOD. W/DW. WATER HEATER. WAINSCOT. WEIGHT.</div></div></div>				

- 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.

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

TS

TITLE SHEET

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

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 1/175 = 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



ATLANTA AVE.

INDIANAPOLIS AVE.

BROOKHURST ST.

2,573'-0"  
N.T.S

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



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

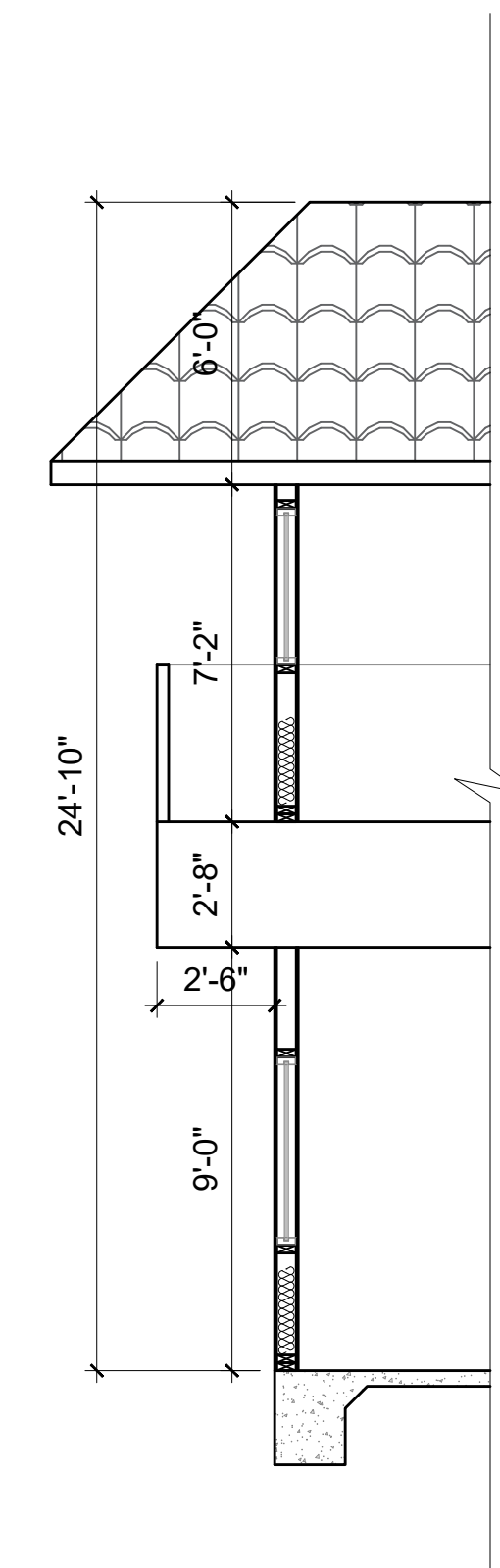
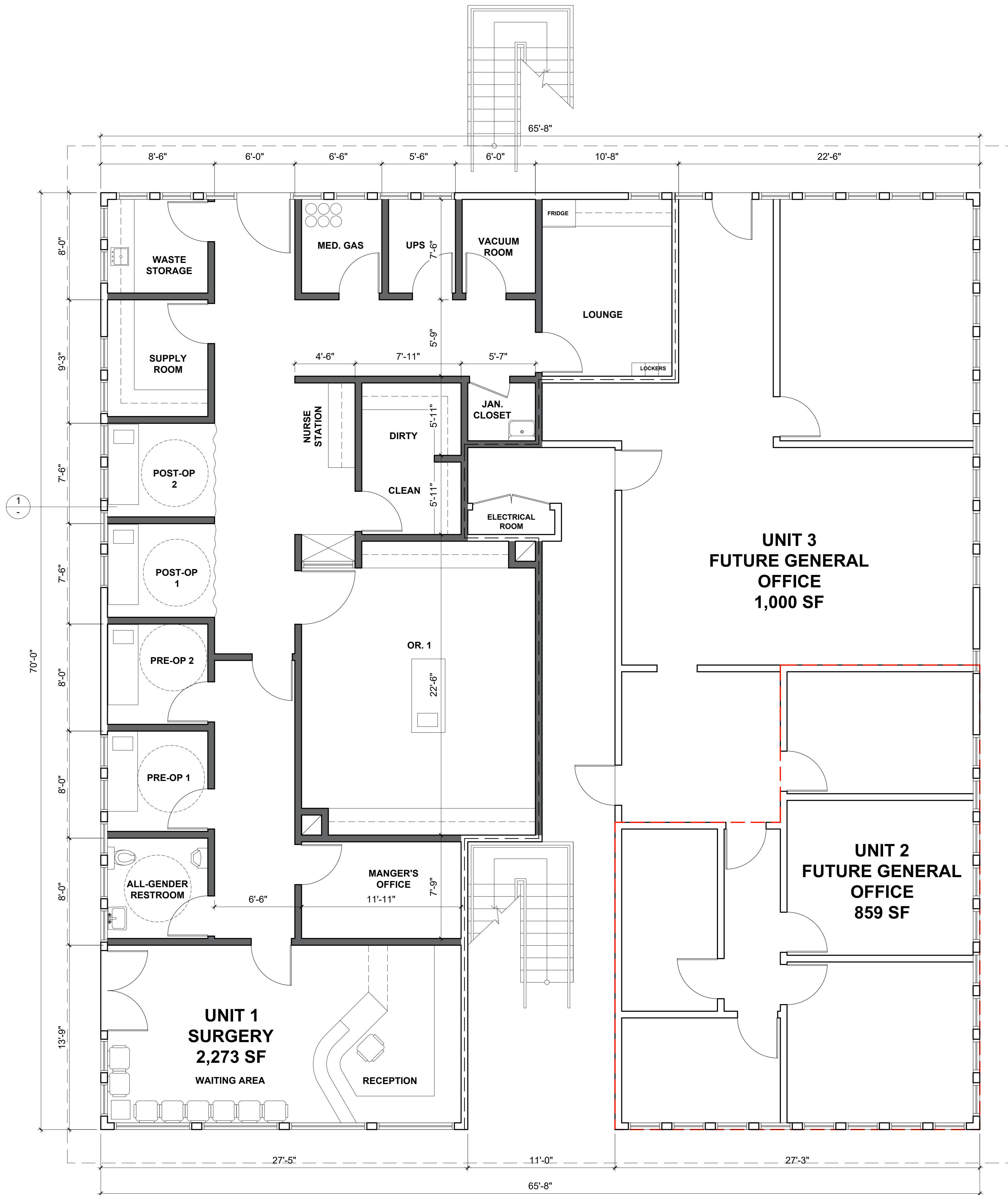
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EXISTING SITE PLAN

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 - 1



WALL SECTION



14542 HARPER ST  
MIDWAY CITY, CA 92655

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REV	DESCRIPTION	DATE
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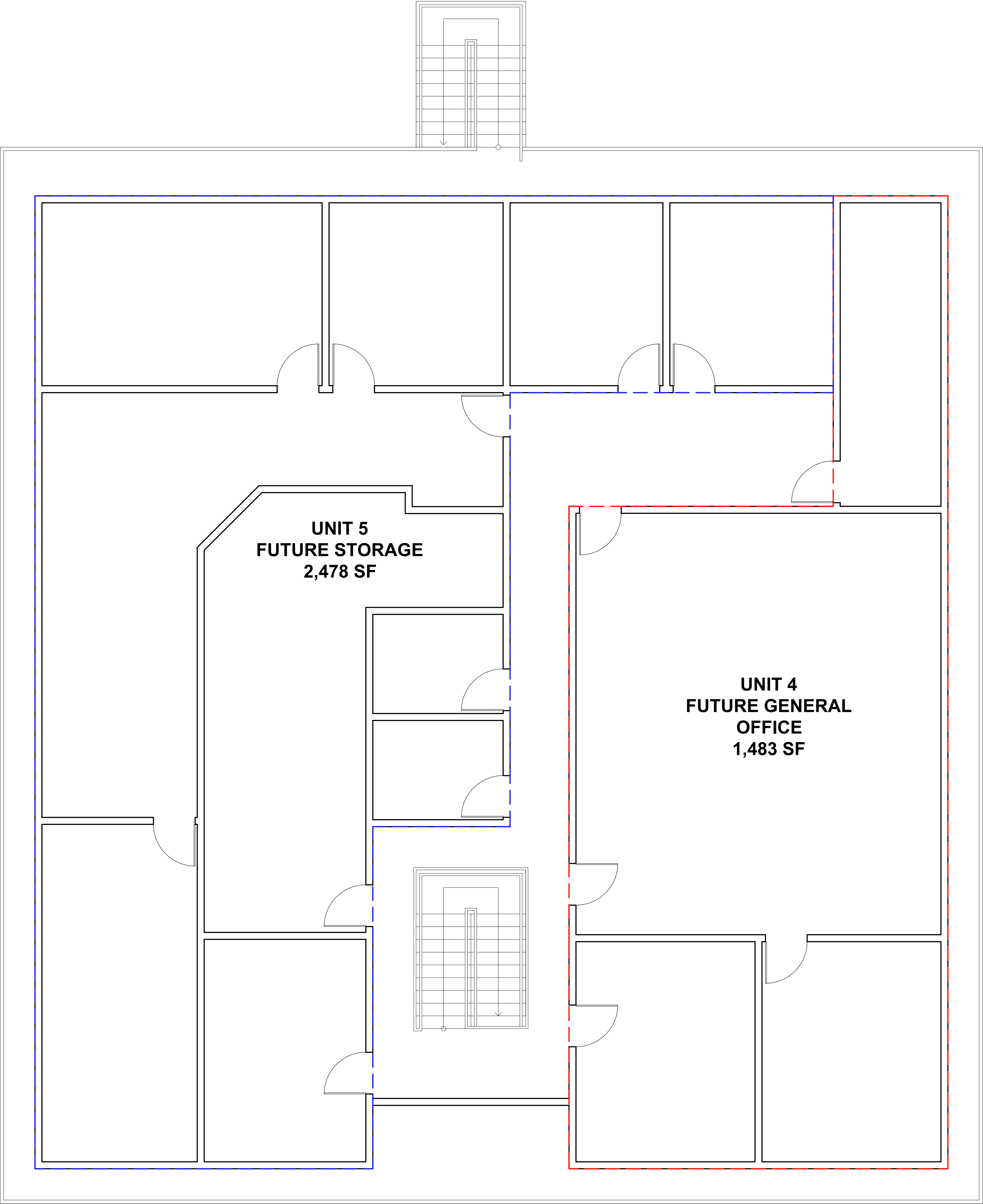
## FIRST FLOOR PLAN

**TENANT IMPROVEMENT FOR:**  
**BEACH SURGERY CENTER**  
20951 BROOKHURST ST.,  
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SHEET No.	

**A - 2**

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





**VT DESIGN**  
SPECIALTIES, INC.  
Lic. C 018665  
Lic. A, B, C 30 650997

14542 HARPER ST  
MIDWAY CITY, CA 92655

TEL: (714) 330-0096  
FAX: (888) 601-3001  
EMAIL: [VTC@VTCDC.COM](mailto:VTC@VTCDC.COM)

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**SECOND FLOOR PLAN**

**TENANT IMPROVEMENT FOR:**  
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**(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



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REV	DESCRIPTION	DATE
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**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