



m c g a r c h i t e c t u r e

April 16, 2019

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Dept. of Community Development

City of Huntington Beach
Planning Department
2000 Main Street, 3rd Floor
Huntington Beach, CA 92648

REGARDING Parking Management Plan
 Huntington Beach Condos, Ellis & Beach
 CUP #17-042

To whom it may concern:

The proposed development will provide for 128 total off street parking spaces. As currently designed all parking will be underground with 53 total parking spaces on the first sub-grade level, 53 parking spaces on the second sub-grade level and 22 parking spaces on the third sub-grade level.

Vehicular Access to the parking area will be from a new 24'-0" wide drive aisle adjacent to the building extending north from Ellis Avenue approximately 295', then ramping down to the first sub-grade level. Each of the ramps that connect the levels to one another will not exceed 10% in slope. Also, ramps will not project into the required maneuvering spaces for vehicles as they enter/leave parking spaces. Residents & patrons may access the parking levels from within the building via the elevator or one of the 3-stairways provided.

Parking stalls shall be designed and striped in accordance with City of Huntington Beach Zoning Ordinance Chapter 231. The surface of the parking facility will be paved with non-slip concrete.

Parking level one consists of 31 standard stalls for residences, 3 accessible parking stalls, 2 stalls designated for clean air vehicles, 5 stalls to serve the retail component and 12 stalls reserved for tenant guest parking - totaling 53.

Parking level two consists of 36 standard stalls for residences, 3 accessible parking stalls, 2 stalls designated for clean air vehicles and 12 stalls reserved for tenant guest parking - totaling 53.

Parking level three consists of 17 standard stalls for residences, 3 accessible parking stalls and 2 stalls designated for clean air vehicles - totaling 22.

Parking levels one and two also provide for short term bicycle parking, storage for long term bicycle parking and a separate storage room with reserved lockers for tenants.

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As provided the parking accommodates the 2 required stalls per residential unit, .5 stalls per unit for guest parking and 5 stalls for the proposed retail tenant - totaling 125 required and 128 provided stalls.

While there are no assigned/reserved parking stalls, other than those designated for Retail, Guest Parking and as required by law, the parking garage will only remain open between the hours of 9am to 9pm. Beyond those hours the only access will be provided to tenants via a scan card used at the gate for entry/exit.

In each level there will be sufficient lighting and security cameras to provide for a safe environment as tenants and guests transition to/from the parking levels.

Yours truly,

MCG ARCHITECTURE

Jeff Herbst, Project Director

cc File

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