



## Legislation Details (With Text)

**File #:** 22-678 **Version:** 1  
**Type:** Public Hearing **Status:** Agenda Ready  
**File created:** 8/3/2022 **In control:** Zoning Administrator  
**On agenda:** 8/17/2022 **Final action:**  
**Title:** CONDITIONAL USE PERMIT NO. 22-017 (BEACH SURGERY CENTER PARKING REDUCTION)

**REQUEST:**

To permit a three parking space reduction (total of 26 spaces in-lieu of 29 required spaces) and the establishment of a 2,273 sq. ft. out-patient medical office use within an existing office building.

**LOCATION:**

20951 Brookhurst Street, Unit 101, 92646 (Northwest corner of Atlanta Avenue at Brookhurst Street)

**Attachments:** 1. Att #1 Suggested Findings and Conditions of Approval, 2. Att #2 Site and Floor Plans Received and Dated May 12, 2022, 3. Att #3 Parking Demand Study Dated July 15, 2022

Date	Ver.	Action By	Action	Result
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### ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 22-017 (BEACH SURGERY CENTER PARKING REDUCTION)**

**REQUEST:**

To permit a three parking space reduction (total of 26 spaces in-lieu of 29 required spaces) and the establishment of a 2,273 sq. ft. out-patient medical office use within an existing office building.

**LOCATION:**

20951 Brookhurst Street, Unit 101, 92646 (Northwest corner of Atlanta Avenue at Brookhurst Street)

**APPLICANT:**

Annie Tran, 14542 Harper Street, Midway City CA 92655

**PROPERTY  
OWNER:**

Triumvirate LLC, 9874 Raritan Avenue, Fountain Valley, CA 92708

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-017 with Findings and Suggested Conditions of Approval.

**General Plan:**

CN (Commercial Neighborhood)

**Zone:**

CO (Commercial Office)

**Environmental Status:**

This request is covered by Section 15301, Class 01 of the California Environmental Quality Act.

**Existing Use:**

Vacant Office Suite

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Site and Floor Plans Received and Dated May 12, 2022
3. Parking Demand Study Dated July 15, 2022