



# City of Huntington Beach

File #: 21-380

MEETING DATE: 5/5/2021

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Associate Planner

**SUBJECT:**  
**SITE PLAN REVIEW NO. 20-004/VARIANCE NO. 20-002 (PACIFICA PARKING STRUCTURE)**

**REQUEST:**

**SPR:** To permit the construction of a four-level, approximately 304-space parking structure along with associated site improvements including additional interior landscaping and the reconfiguration of the surface parking lot. **VAR:** To permit an exposed parking structure in lieu of a parking structure wrapped on the ground floor.

**LOCATION:**

18800 Delaware Street, 92648 (east side of Delaware St., south of Main St.)

**APPLICANT:**

Michael C. Adams, P.O. Box 382, Huntington Beach, CA 92648

**PROPERTY  
OWNER:**

Dr. Paul Wakim, 18800 Delaware Street, Suite 1100, Huntington Beach, CA 92648

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Site Plan Review No. 20-004 and Variance No. 20-002 with suggested findings and conditions of approval.

**General Plan:**

M-sp (Mixed-Use - Specific Plan Overlay)

**Zone:**

SP14 (Specific Plan No. 14 - Beach and Edinger Corridors Specific Plan)

**Environmental Status:**

The proposed project is covered by Final Environmental Impact Report No. 08-008, which was certified by the City of Huntington Beach on December 9, 2009. The project is subject to compliance with the adopted mitigation measures contained in the Final Environmental Impact Report No. 08-008.

**Existing Use:**

Medical office tower and surface parking lot

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans received and dated February 25, 2021