



City of Huntington Beach

File #: 22-678

MEETING DATE: 8/17/2022

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