

**CITY OF HUNTINGTON BEACH  
PLANNING COMMISSION STUDY SESSION**

**SITE PLAN REVIEW NO. 15-001 / CONDITIONAL USE  
PERMIT NO. 15-020 / VARIANCE NO. 15-003  
(BEACH MEDICAL PAVILION)  
JUNE 23, 2015**

**SUMMARY**

- ❑ **Applicant:** Ware Malcomb, Mila Cobian, 10 Edelman, Irvine, CA 92618
- ❑ **Property Owner:** Blue Sky HB, LLC, Thomas LeBeau, 2 Corporate Plaza Drive, Suite 230, Newport Beach, CA 92660
- ❑ **City Contact:** Jill Arabe, Associate Planner
- ❑ **Location:** 17752-17762 Beach Boulevard, 92647 (southeast corner of Beach Boulevard and Newman Avenue)
- ❑ **Proposed Project:** The existing 30,000 sq. ft., three-story medical office building and 18,582 sq. ft., three-story surgery center on the subject site are proposed to be demolished and replaced by a new 44,500 sq. ft., two-story medical office building pursuant to Section 2.0.5 of the Beach and Edinger Corridors Specific Plan (BECSP).

The project consists of the following entitlement requests:

- **Site Plan Review (SPR):** to permit the construction of a two-story 44,500 sq. ft. two-story medical office building, upgrade of the existing four-level parking structure, and associated site improvements including landscaping, public open space, and surface parking lot.
- **Conditional Use Permit (CUP):** to permit a 15 ft. front yard setback for the two-story medical office building in lieu of a minimum of 30 ft. front setback.
- **Variance (VAR):** to allow:
  - (a) minimum one-foot wide landscape planter in lieu of five-feet adjacent to parking along east property line (excluding two ft. overhang for parking stalls);
  - (b) one tree located in a diamond planter between spaces at the head of parking stalls in lieu of one tree located within a landscape finger/planter between every five parking spaces;
  - (c) minimum zero-feet wide landscape planters adjacent to two parking spaces along the south property line in lieu of five-feet of landscape planter.

The project site is located within the Neighborhood Boulevard Segment of the Beach and Edinger Corridors Specific Plan. The site is approximately 1.8 acres and consists of two, three-story medical office buildings and a four-level parking structure. The two office buildings and surface parking lots will be demolished, but the parking structure will remain. Redevelopment of the site will primarily consist of improving the northwest corner of the site (in front of the parking structure) with public open space, constructing the new medical office building closer to the street at a minimum 15 feet setback from the back-of-sidewalk, refurbishing the exterior of the parking structure to match the new building, brightening the interior of the garage, and locating surface parking behind the new medical office building. The Beach Boulevard public right-of-way will be

reconstructed with a four-foot wide parkway and six-foot wide sidewalk. Surrounding uses are primarily commercial.

□ **CEQA:**

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15302 of the CEQA Guidelines and Government Code 65457 because the project consists of the replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.

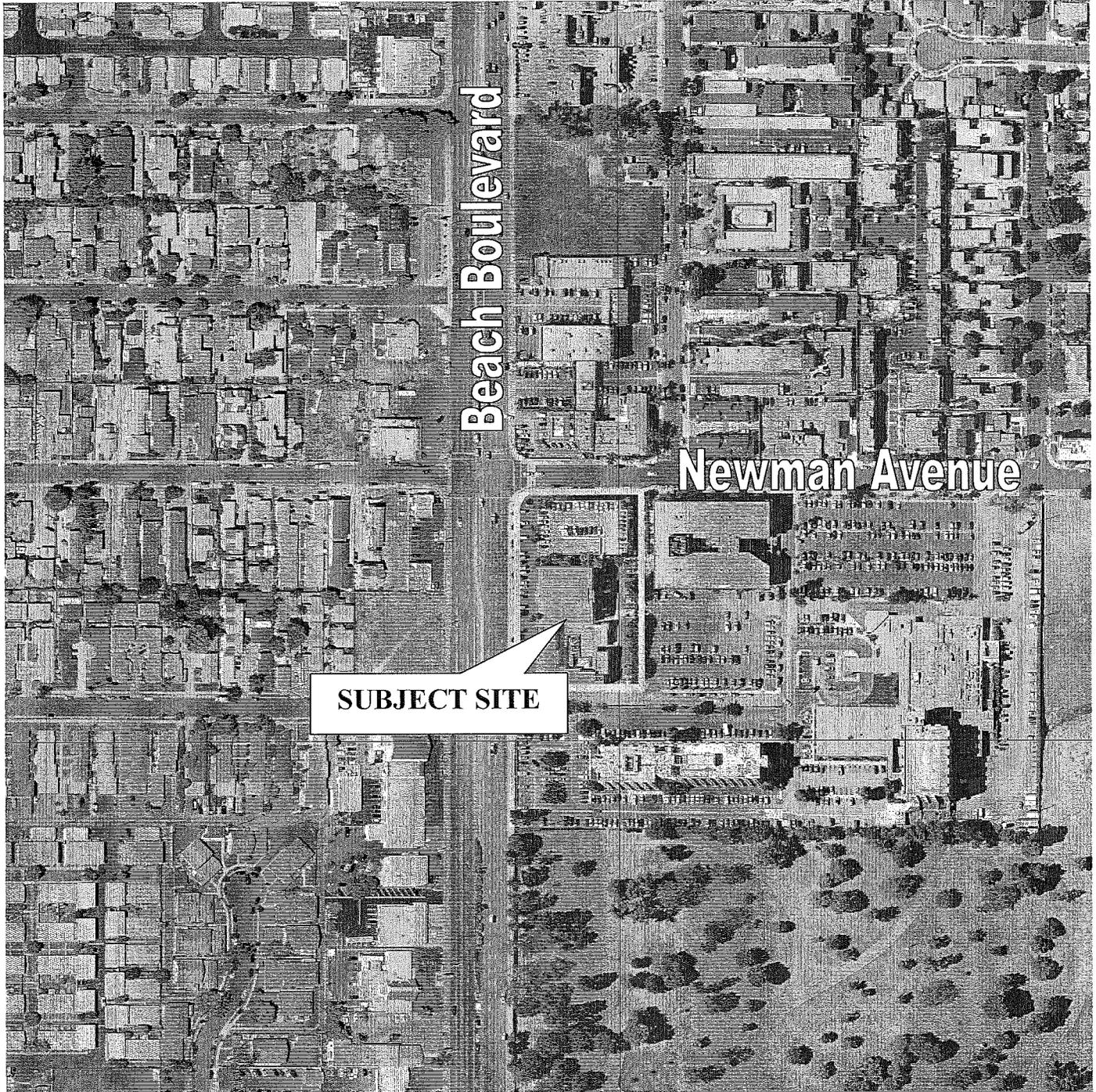
□ **Issues**

- Compliance with the applicable Beach and Edinger Corridors Specific Plan requirements and other regulations including architecture, parking, access and circulation, building form and massing, and provision of open space.
- Consistency with the General Plan and all applicable requirements of the Zoning Code.
- Compatibility with surrounding land uses.
- Variance request for landscaping and trees.
- Reduction request for front yard setback for the two-story medical office building.

□ **The Planning Commission public hearing is tentatively scheduled for July 14, 2015.**

□ **Attachments:**

1. Vicinity Map
2. Site Plan and Floor Plans received and dated May 22, 2015, and Elevations received and dated June 10, 2015
3. Project Narrative received and dated May 22, 2015



17752-17762 Beach Boulevard  
SPR 15-001/ CUP 15-020/ VAR 15-003  
Beach Medical Pavilion

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SHEET 1

WARE MALCOMB

HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
17752-17762 BEACH BLVD, HUNTINGTON BEACH, CA 92647

18715-3001-01  
05.22.2015

PROJECT DATA

SITE AREA: 1.8 ACRES (78,408 SF)  
APN: 187-501-01  
ZONE: BEACH & EDINGER CORRIDOR  
SPECIFIC PLAN 14  
FLOOR AREA RATIO (FAR): .57  
BUILDING AREA: 44,500 GSF

FIRST FLOOR

MEDICAL TENANT 'A': 3,810 SF  
MEDICAL TENANT 'B': 4,622 SF  
MEDICAL TENANT 'C': 11,363 SF  
CIRCULATION: 22,215 SF

SECOND FLOOR

MEDICAL TENANT 'D': 3,508 SF  
MEDICAL TENANT 'E': 16,224 SF  
CIRCULATION: 22,275 SF  
GROSS TOTAL: 44,500 SF

LANDSCAPE EXISTING: 11,212 SF  
LANDSCAPE PROPOSED: 16,698 SF

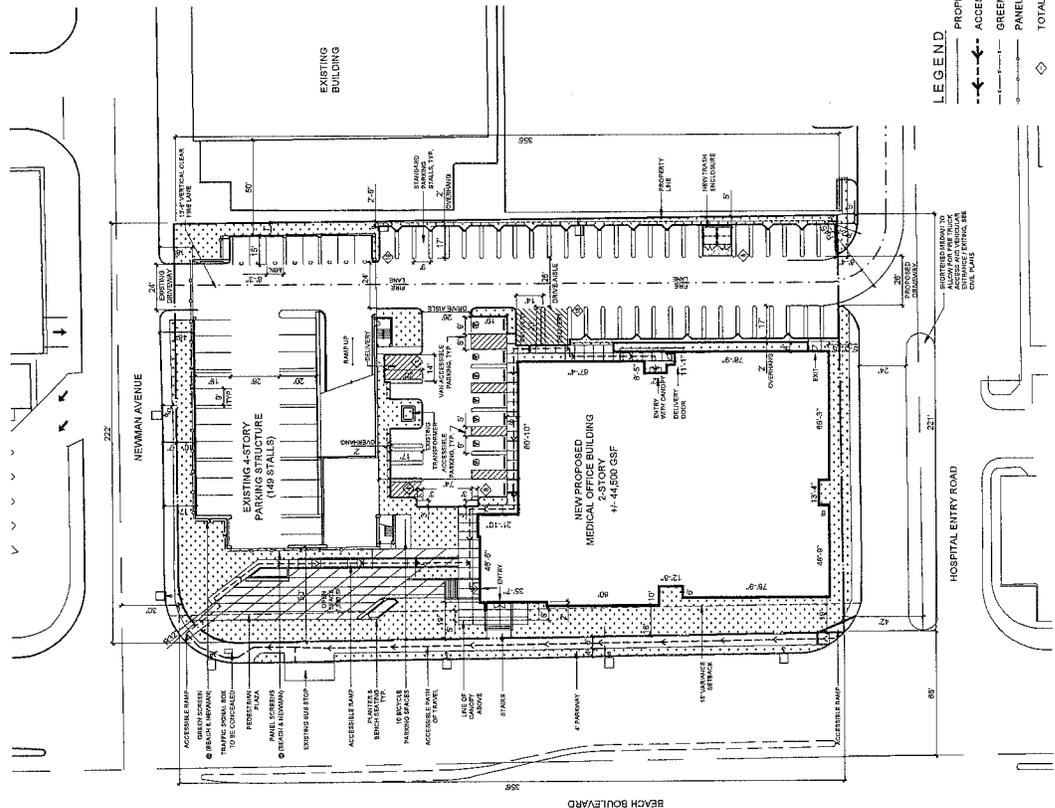
PLANNING NOTES: REQUIRED LOCATION TBD  
SIGNAGE TO BE SUBMITTED UNDER SEPARATE APPLICATION

PROJECT DESCRIPTION:  
MEDICAL OFFICE BUILDING WITH AN ADJACENT REFURBISHED PARKING STRUCTURE.  
THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF THE TWO EXISTING MEDICAL OFFICE BUILDINGS AND IMPROVEMENT OF THE EXISTING PARKING STRUCTURE. THE SURFACE PARKING WILL ALSO BE ENHANCED.

ZONING CONFORMANCE MATRIX			
SUBJECT	CODE SECTION	REQUIRED	PROPOSED
BUILDING HEIGHT	2.3.1	1 STORY MAX 4 STORIES MAX 12' MAX	2 STORY 12' 6" GROUND FEE
BUILDING LENGTH	2.3.3	300' MAX	187'
FRONT SETBACK	2.4.1	35' MIN	16' (WITH VARIANCES)
REAR SETBACK	2.4.4	5' MIN	5'
FRONTAGE COVERAGE	2.4.7	50% MIN (178)	51% 187' BLDG LENGTH
AGENCY SPACE	2.6.1	44,500 / 100 = 445	7,500 SF
PARKING	BPCSP 2.7.1	OFFICE - MEDICAL 48 SPACES / 1000 SF 44,500 / 1000 = 44.5	STRUCTURE: 147 SURFACE: 231
ACC. PARKING	CBC 118-508.2	701-320 7 ACC. SPOTS	7 ACC. SPOTS
LOADING ZONE	HB250 231.04	1 SPACE / 20,000 SF 44,500 / 20,000 = 2.225	3 LOADING STALLS

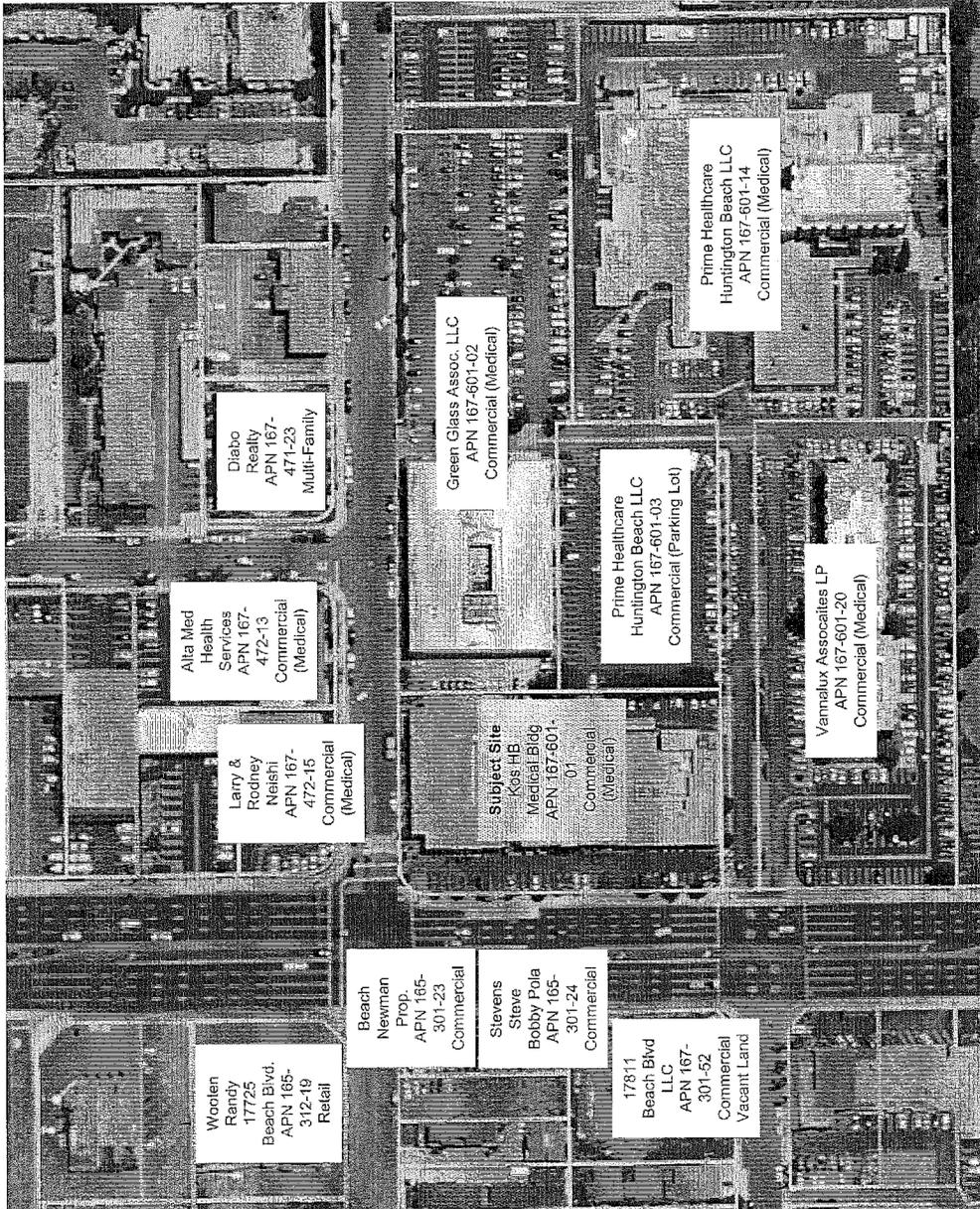
APPLICANT: WARE MALCOMB  
PROJECT: HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
20339 E. WALNUT DRIVE, SUITE A  
HUNTINGTON BEACH, CA 92647  
P: 949-854-6900 EXT. 2380

THIS DOCUMENT PREPARED BY WARE MALCOMB FOR THE PROJECT AND SHALL BE VALID FOR THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. ANY REVISIONS TO THIS DOCUMENT SHALL BE MADE BY WARE MALCOMB.



- LEGEND
- PROPERTY LINE
  - ACCESSIBLE PATH OF TRAVEL
  - GREEN SCREEN
  - PANEL SCREEN
  - TOTAL # OF STALLS PER ROW
  - SITE LIGHTING

ATTACHMENT NO. 2.1



Surrounding Uses

HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
17752-1762 BEACH BLVD, HUNTINGTON BEACH, CA 92647



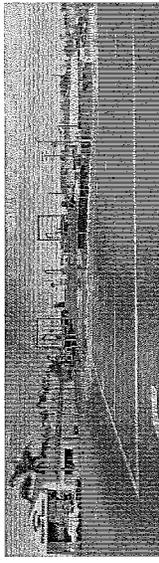
Beach Blvd & Newman St. Corner  
SCALE: N.T.S.

6



Newman St. North  
SCALE: N.T.S.

7



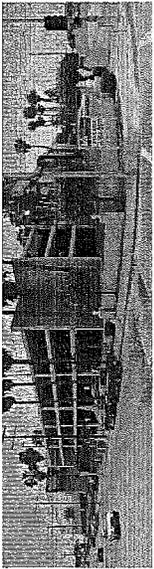
Beach Blvd. West  
SCALE: N.T.S.

8



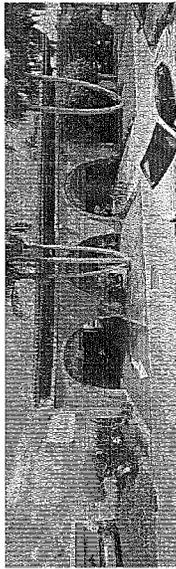
Huntington Beach Hospital Entry, South of Site  
SCALE: N.T.S.

9



Existing Parking Garage  
SCALE: N.T.S.

2



Newman St. North  
SCALE: N.T.S.

3



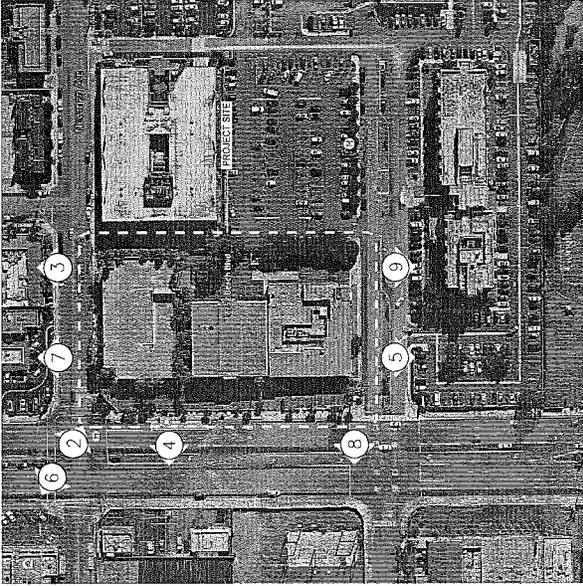
Beach Blvd. West  
SCALE: N.T.S.

4



Huntington Beach Hospital Entry, South of Site  
SCALE: N.T.S.

5



Overall Site & Surrounding Properties  
SCALE: N.T.S.

1

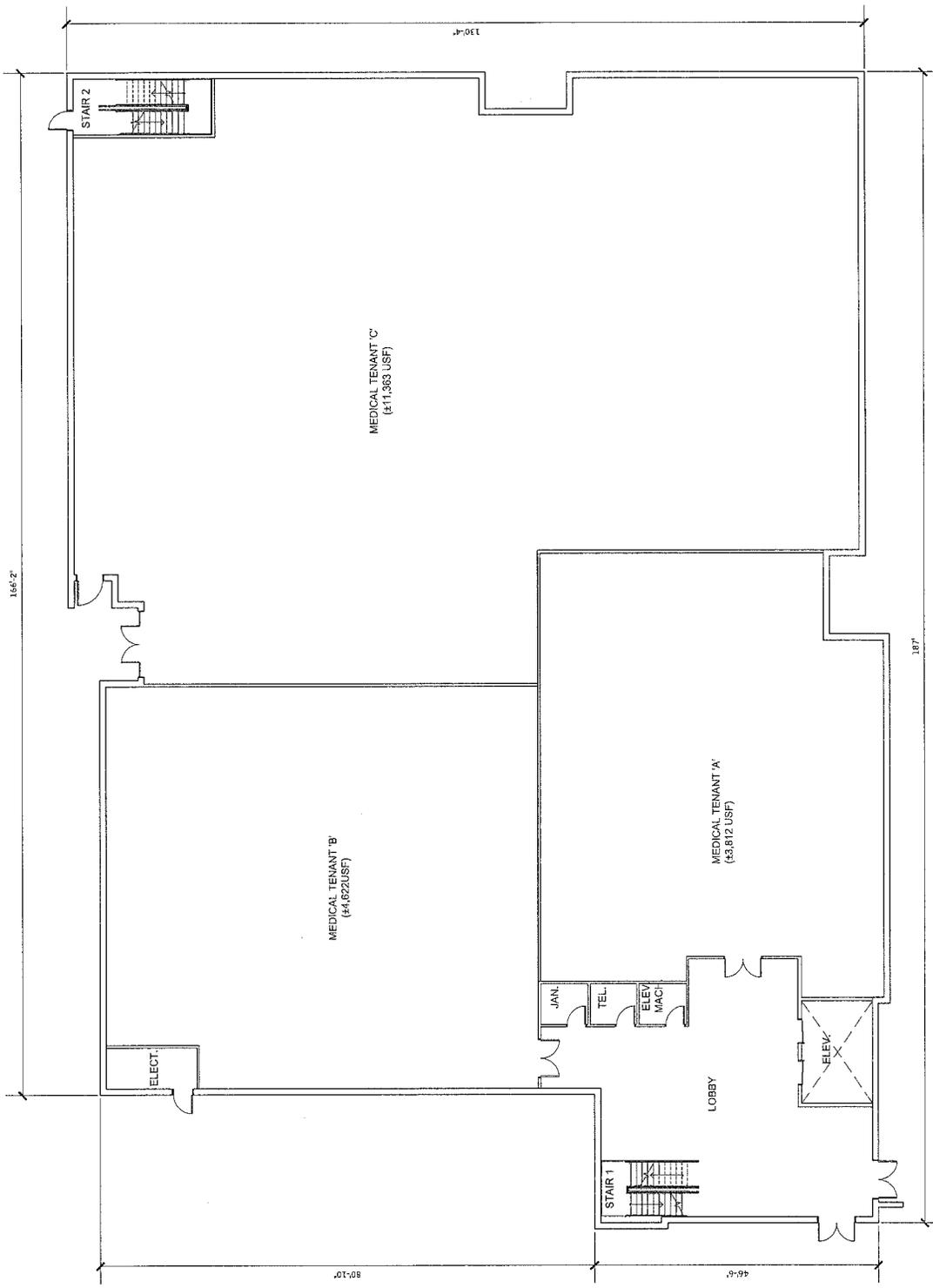
Photos of Site and Surrounding Property

HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
17752-17762 BEACH BLVD, HUNTINGTON BEACH, CA 92647

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18016-801-00  
06.22.2015  
SHEET 3

ATTACHMENT NO. 2.3



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First Floor Plan

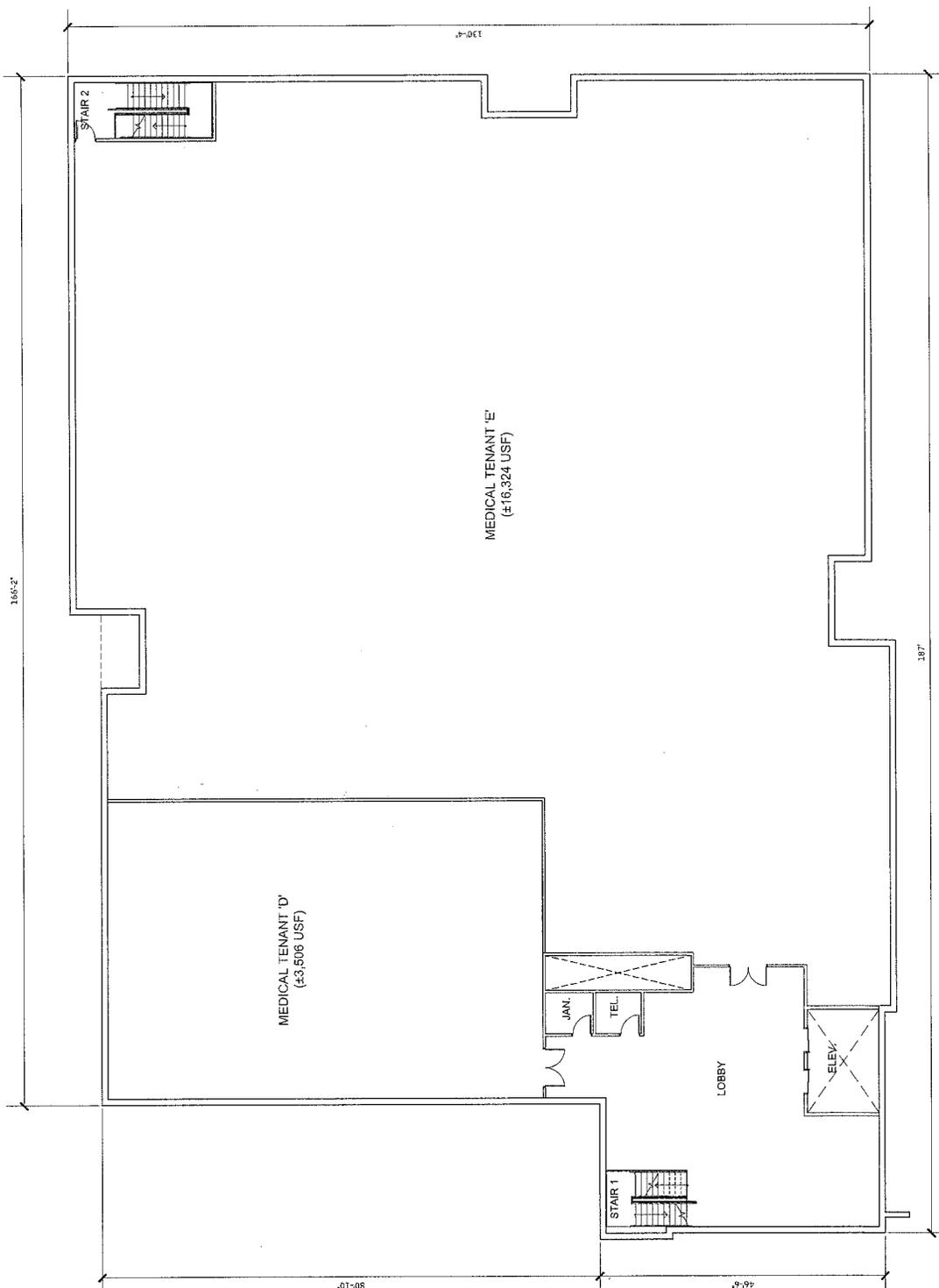
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05.22.2015

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HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
17752-17762 BEACH BLVD, HUNTINGTON BEACH, CA 92647

ATTACHMENT NO. 2.4



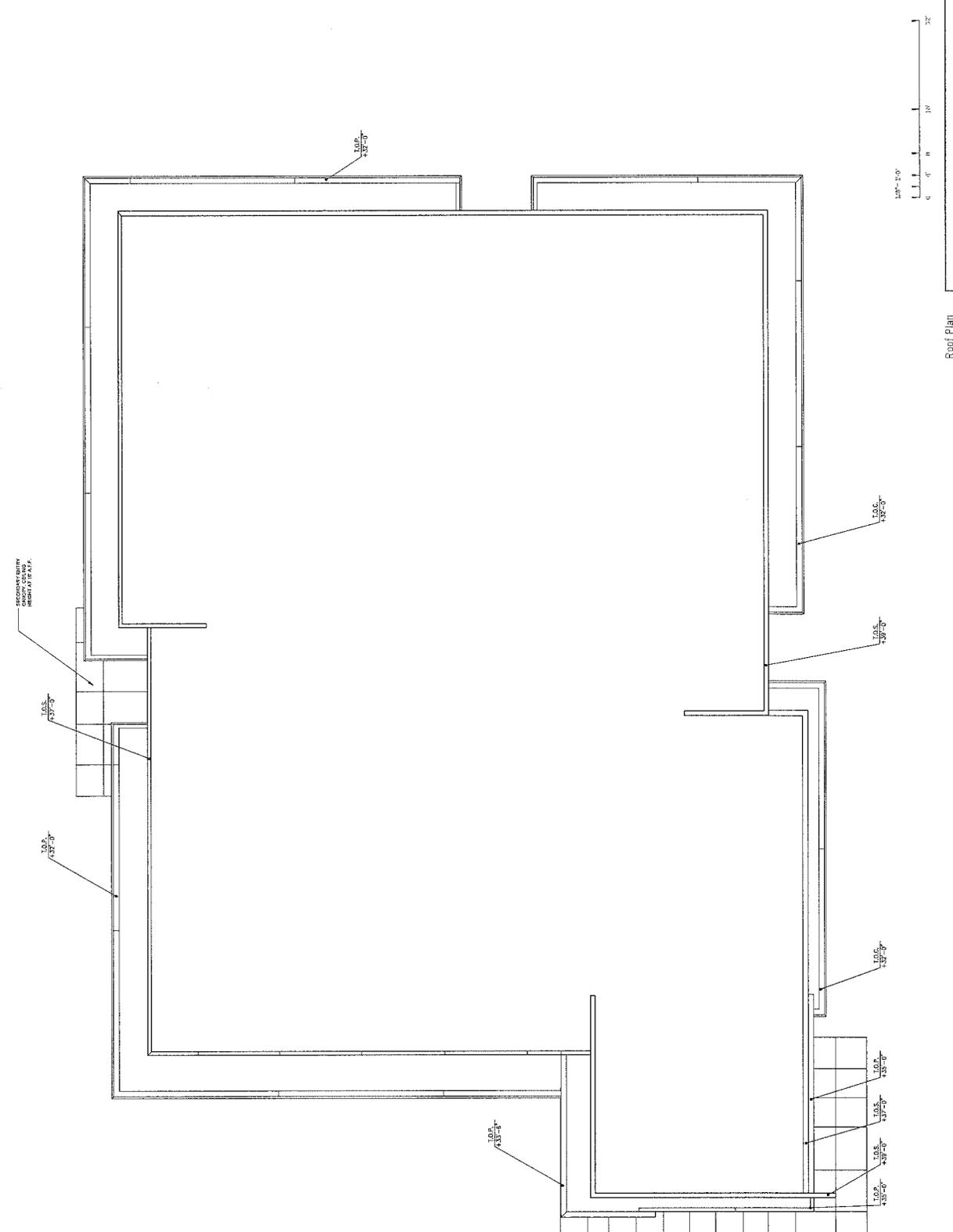
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Second Floor Plan

HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
 1775E-17762 BEACH BLVD, HUNTINGTON BEACH, CA 92647

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T.O.P. - TOP OF PARAPET  
 T.O.S. - TOP OF SCREEN  
 T.O.C. - TOP OF CORNICE

ENTRY CANOPY  
 AT R.F.P.



Roof Plan

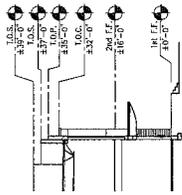
HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
 17752-17762 BEACH BLVD, HUNTINGTON BEACH, CA 92647

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 18718 40th Pl  
 92622-2012  
 SHEET 6

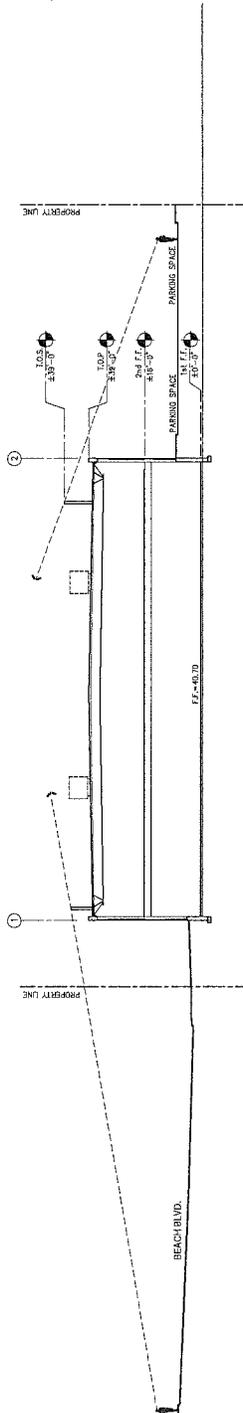
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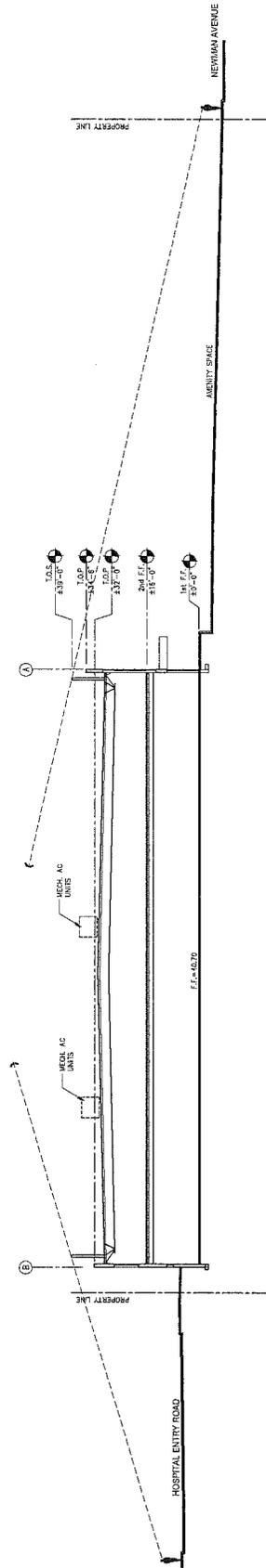
TOP - TOP OF PARAPET  
 T.O.S. - TOP OF SCREEN  
 T.O.C. - TOP OF CORNICE



ENTRY SECTION AT BEACH  
 SCALE: 1/8"=1'-0"

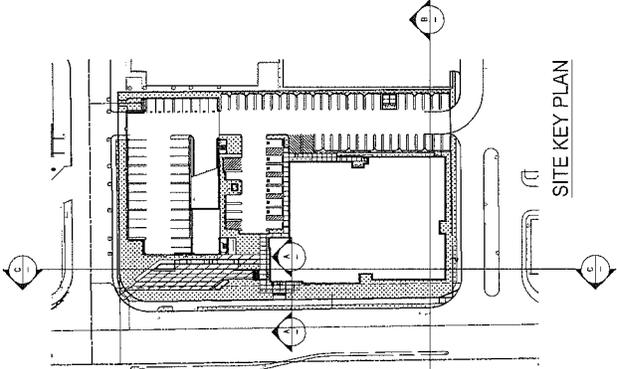
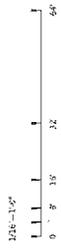


LINE OF SIGHT SECTION B  
 SCALE: 1/8"=1'-0"



LINE OF SIGHT SECTION C  
 SCALE: 1/8"=1'-0"

This project has been prepared in accordance with the requirements of the California Building Code, and it is intended to be used as a guide for construction. It is not intended to be used as a legal document.



SITE KEY PLAN

Line of Site Study

HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
 17752-17762 BEACH BLVD, HUNTINGTON BEACH, CA 92647

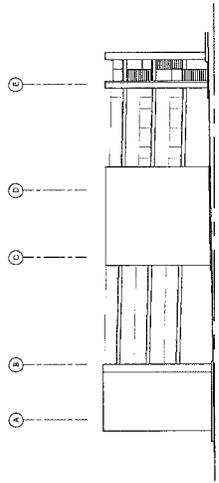
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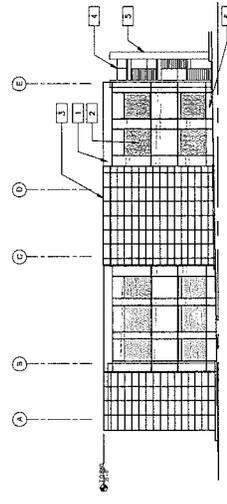
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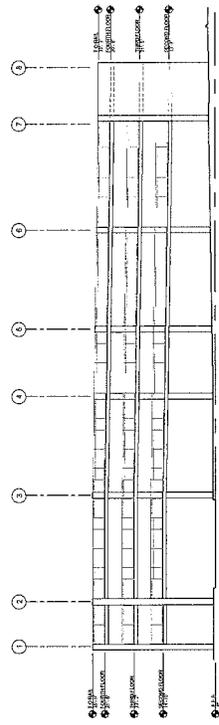
Parking Structure Elevations  
HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
17752-17762 BEACH BLVD., HUNTINGTON BEACH, CA 92647



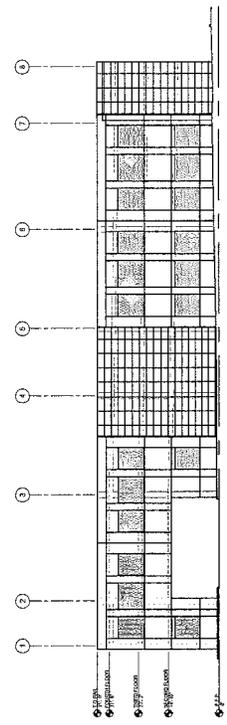
EXISTING WEST ELEVATION  
SCALE: 1/8"=1'-0" ①



NEW PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0" ③



EXISTING NORTH ELEVATION  
SCALE: 1/8"=1'-0" ②

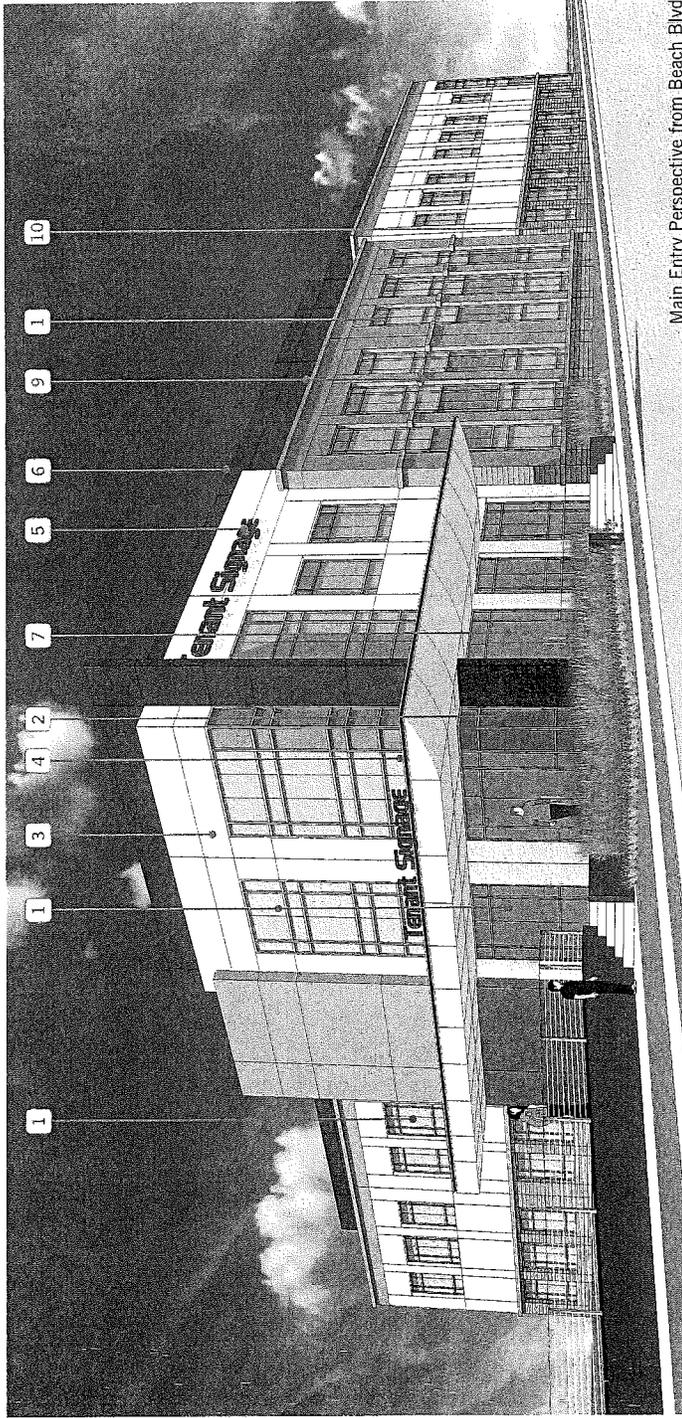


NEW PROPOSED NORTH ELEVATION  
SCALE: 1/8"=1'-0" ④

GENERAL NOTES

- 1. EXISTING SCREEN WALLS ALONG BEACH AND HERMAN TO MATCH NEW DESIGN-BUILD (DESIGN-BUILD BY CONTRACTOR)
- 2. EXISTING HIGH SCREEN
- 3. EXISTING SCREEN WALLS ALONG BEACH AND HERMAN (DESIGN-BUILD BY CONTRACTOR)
- 4. EXISTING WALL
- 5. EXISTING WALL
- 6. EXISTING WALL

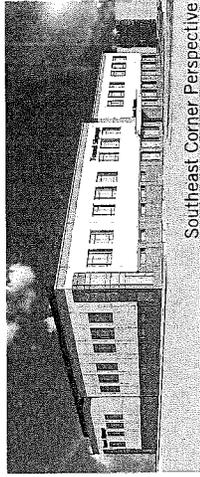
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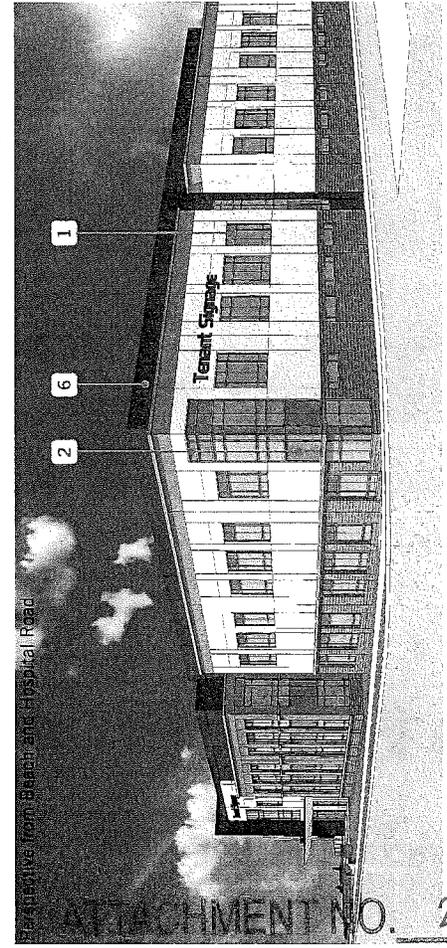
Main Entry Perspective from Beach Blvd

**KEY NOTES**

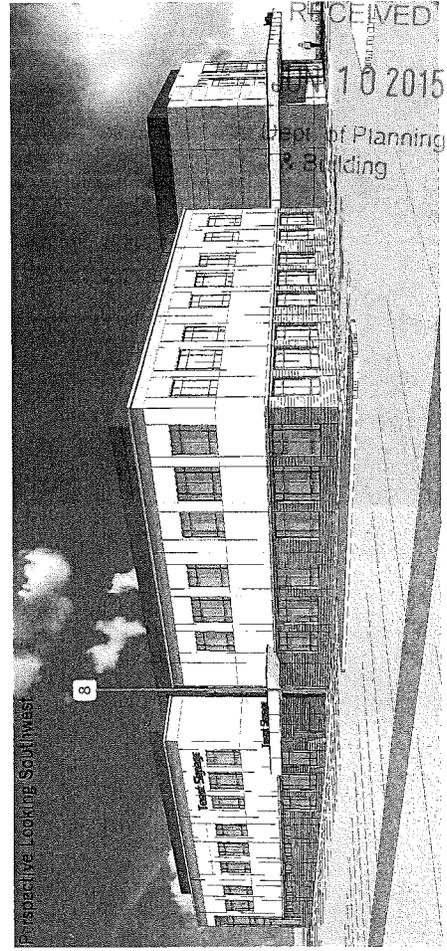
- 1 HIGH PERFORMANCE GLAZING WITH CLEAR ANODIZED MILLION SYSTEM TYPICAL
- 2 SPANDREL GLAZING AS NEEDED
- 3 PAINTED CONCRETE PANELS WITH V-TYPE REVEALS AS SHOWN
- 4 ENTRANCE CANOPY WRAPPED IN COMPOSITE ALUMINUM PANEL SYSTEM
- 5 STANDOFF TENANT SIGNAGE LOCATION
- 6 INTEGRATED MECHANICAL SCREEN WALL
- 7 MAIN BUILDING ENTRANCE OFF BEACH BLVD
- 8 MEMORIAL CARE ENTRANCE
- 9 PAINTED SMOOTH FINISHED PLASTER CORNICE
- 10 PAINTED CONCRETE PANELS WITH FORM LINER REVEALS AS SHOWN



Southeast Corner Perspective



Perspective from Beach and Hospital Road



Perspective Looking Southwest

Conceptual Perspectives

HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
177152-17762 BEACH BLVD, HUNTINGTON BEACH, CA 92647

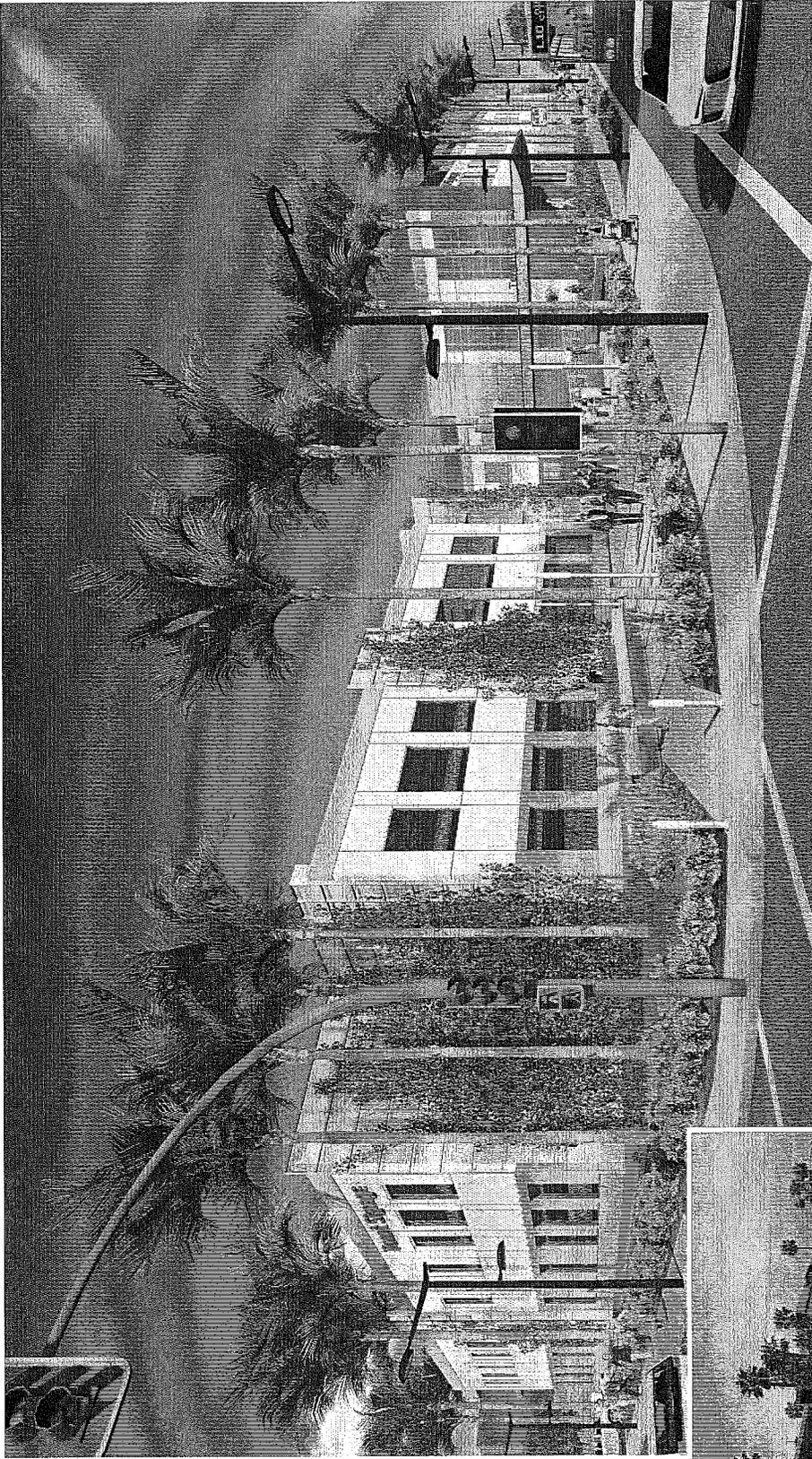
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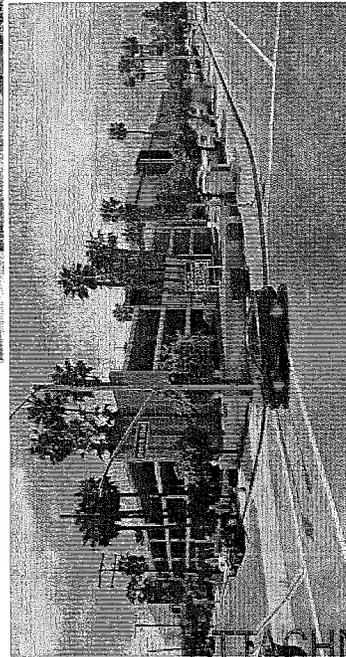
SHEET  
11

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ATTACHMENT NO. 2.11



Intersection of Beach Blvd & Newman Ave Looking Southeast



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Conceptual Renderings

HUNTINGTON BEACH MEDICAL OFFICE BUILDING  
 177152-1762 BEACH BLVD, HUNTINGTON BEACH, CA 92647

**WARE MALCOMB**

187133-001-000 SHEET  
 04.22.2015 12

MAY 22 2015

Dept. of Planning  
& Building

**Project Narrative and CUP/Variance Request**

Date:	May 22, 2015	Project Name:	Site Plan Review 15-001 KO's Medical Office Building
To:	Jill Arabe City of Huntington Beach, Department of Building and Planning 2000 Main Street Huntington Beach, CA 92648	Project Location:	17752-17762 Beach Blvd. Medical Office Building
		From:	Mila Cobian, Project Manager 949.788.4078 mcobian@waremalcomb.com
Subject:	Project Narrative and CUP/Variance Request	WM Project #:	IRV15-3001-00

**DEVELOPER INFORMATION**

Accretive Realty Investments, LLC ("ARI") is under contract to acquire the real property located at 17752-17762 Beach Boulevard and Newman Drive in Huntington Beach, California. The existing property consists of a 30,000 square foot, 3-story medical office building; a 18,582 square foot, 3-story surgery center and an adjacent 147 stall parking structure. Both buildings are, for the most part, vacant. The few tenants that remain all are on 30 day leases or in the process of moving out.

ARI is a commercial real estate investment company located in Orange County, California. ARI was formed in 2003 to develop and manage medical office buildings located in California. Since its inception ARI, through its development arm Accretive Realty Advisors, Inc. ("ARA") has developed several notable Orange County medical buildings including Providence Medical Center (Fullerton) and San Juan Medical Center (San Juan Capistrano). In addition to ground up development ARA focuses on value added and repositioning medical office projects, including medical buildings located in Aliso Viejo and San Clemente, California

**PROPOSED DEVELOPMENT**

The Beach Medical Pavilion is envisioned as new a Class A, 44,500 square foot, two story medical office building with an adjacent refurbished 147 car parking structure.

The proposed project includes the demolition of the two existing medical office buildings and improvements to the parking structure. The existing parking structure will undergo a meaningful redesign which will include exterior screening and landscaping. The exterior of the structure will include updated signage and required accessibility improvements. The surface parking will also be enhanced to accommodate 54 spaces, including 7 disabled spaces.

The expanding population and demographics in and around Huntington Beach indicate an increasing demand for the expansion of regional healthcare providers and individual physicians. At completion, Beach Medical Pavilion will meet the demand for efficient medical office in the immediately adjacent area and beyond. The proposed medical office building is designed in accordance with the City Specific Plan 14 Guidelines.

### RECIPROCAL PARKING AGREEMENTS

On Title there is a Parking Agreement dated May 25, 1968 along with the First Amendment dated December 12, 1972. The Parking Agreement has a term of 30 years (see section 16 of the Parking Agreement). The parties within the agreement have elected not to extend the agreement terms.

In December 12, 1972, the parties created the First Amendment to Parking Agreement to amend certain sections of the Parking Agreement, however the First Amendment did not extend the term of the Parking Agreement.

Included in the submittal package are the Parking Agreement, First Amendment and the Chain of Ownership for Parcel 10 (corner of Beach Blvd and Newman Ave).

These documents show that there is no longer any binding agreement for reciprocal parking between Parcel 10 and any adjacent parcels.

### UNRECORDED PARKING AGREEMENT

There is a Parking Agreement between Ko's Huntington Beach Medical Building and AltaMed Health Services Corporation dated 12/18/12 that is not recorded on Title. This Agreement allows AltaMed Health Services the temporary use of sixty parking spaces for a 5 year term. In accordance with section 7, either party may terminate this Agreement by providing 30 days written notice.

Written notice will be provided to AltaMed in June 2015 for termination of this agreement in July 2015. There will be no further obligation to provide any parking for AltaMed or any neighboring/adjacent parcels.

### RECIPROCAL ACCESS AGREEMENT

The property parcel as illustrated in the parcel map and as described in the property legal description has reciprocal ingress and egress access over the 42 ft wide road easement together with the 32 ft wide easement as described in Book 8624, Page 76. The Easement Deed was recorded on June 7, 1968.

### CUP REQUEST

After initial submittal of the project package to planning, we were informed that city staff have been directed by the City Council to amend the Beach and Edinger Corridors Specific Plan (BECSP). One of the requested amendments was to require a 30 ft. setback from all front property lines (i.e., along all street) for any project within the BECSP. Subsequently, the BECSP Amendment was approved, and now our project is affected and requested to comply with the minimum 30 ft. setback. In order to deviate, the BECSP Amendment includes a request to reduce the setback to a minimum of 15 ft. subject to a Conditional Use Permit. (BECSP Amendment - ZTA 15-003).

We are hereby requesting the setback of 15' from Beach Boulevard via the CUP process. This project cannot move forward without the allowance of the 15' setback. There are two major reasons for this. First, if the 30' setback is required, there will not be enough square footage left on the site to justify the medical office use and allow for the program that is appropriate for this use to function. Second, this will in turn not allow for enough space on the site remaining for the amount of parking this use requires.

**VARIANCE REQUEST**

Due to the various constraints on this site, we are requesting a variance to alleviate specific landscaping requirements, which are stated below:

1. The east and south property lines are considered side yard property lines. (Property lines adjacent to Beach Boulevard and Newman Avenue are front yard property lines.) The minimum side yard setback is 5 ft. and shall be landscaped per Section 2.6.9 – Setback Area Landscaping. (BECSP Section 2.4.4)

The east side of the property butts up against an adjacent commercial property and currently contains existing parking stalls. The site narrows along this side of the lot to the north. A 5' setback from the property line along this side would impact parking and driveways, causing negative impacts on parking count. We will utilize the parking overhang allowance to increase the landscaping, and add landscaping diamonds meeting the requirements of a 4'x4' planting box to allow for trees to be planted along the east side. Additionally, the adjoining property has a planter and trees on their side of the property line, which will serve well for screening purposes and should be considered. Another item to note is that trees along the east side in general will provide only minimal shading to the site due to solar orientation throughout the day. Adding landscaping to the south side of the property will take away two parking stalls, which cannot be lost.

2. Continuous rows of parking stalls shall be subdivided by trees planted at a minimum spacing of one tree every five spaces. Trees shall be located between the sides of angled or perpendicular parking stalls. (BECSP Section 2.7.3)

Due to the size constraints of this site, there is no possible way to provide the requested trees without losing a significant amount of parking, which would in turn invalidate the project. Additionally, for medical use, it is more beneficial for the patients that will be visiting this building to have an unobstructed travel experience from the area of parking to the building. Adding landscape planters in between parking spaces would be detrimental to the ease of access for the patients and could provide unnecessary tripping hazards (many of the patients will be elderly).

As demonstrated in the sheet "Landscape Variance Request", landscaping setbacks and planting fingers as required would invalidate the project due to lost parking stalls. We are not requesting less landscaping, but rather a re-organization of where the landscaping would occur due to the constraints of the site and the needs for the proposed use. In fact, the project is providing 48% more landscaping than required. In addition, an enlarged amenity space that is 68% larger than required is being provided.

In response to the questions stated in the application form, item number 19:

- a. What exceptional circumstances apply to the subject property (including size, shape, topography, location or surroundings) that deprive it of privileges normally enjoyed?

This property has many limitations, including its end to end existing grade differential (about 9') which is to remain, its long and narrow shape, and the presence of the existing parking structure. The biggest challenge of this site however, is the imposition of the amended Beach and Edinger Corridors Specific Plan revised setback requirements. Not only was the site limiting to begin with, but now there is less space on the site available to place the building, and more importantly parking and all the ingress/egress issues that come along with parking. We must contend with the slope of the site, making it difficult to place accessible parking, an existing transformer, maneuvering around the existing parking structure, and landscaping requirements. For all of these reasons, we are

requesting the CUP for the 15' setback, but even with that, precious feet are lost that we were previously counting on for the site.

- b. Explain why the request will not constitute a grant of special privilege.

Since the Specific Plan revision was imposed on the project after the project was designed and submitted, we had no control over this factor and the lost space on site as a result. We have done everything possible to mitigate all requirements on site, besides the two landscaping issues described above. As previously stated, we are not requesting less landscaping (we are providing more than required), but rather a re-organization of where the landscaping would occur due to the constraints of the site and the needs for the proposed use. The intent of the code is still being met by providing the extended planter due to the parking overhang on the east side, the proposed diamonds instead of finger islands to allow for trees, and there is a planter area in excess of 5' on the south side between the parking and the street. No special privilege is assumed here.

- c. Why is this request necessary for the preservation and enjoyment of one or more substantial property rights when compared with other properties in the same zoning designation?

The property was purchased by the developer with the intent of providing medical office use on the site, as originally submitted to the city in the initial submittal package and the multiple meetings with planning staff before that submittal. With the revision of the Specific Plan midway through the process, it put the project in jeopardy of not occurring due to the limitations on the site previously described. This small re-organization of landscaping areas is a small tradeoff for the benefits to be gained from this development, to the community and the City of Huntington Beach. The benefits of the excess landscaping and large amenity space provided greatly outweigh the non-conformance to these landscaping requirements.

- d. State reasons why the granting of the request will not be materially detrimental to the public welfare.

There is no danger or dis-benefit from this request to the public welfare. The landscape areas in question are at the back of the building, in the private parking lot. The mitigation of these landscape areas to attempt to meet with the requirements of the code are arguably equivalent to the standards that are being deviated from, and pose no detriment to anyone. In this case, the omission of the landscape planting fingers will actually be of benefit to the public visiting this building as previously described above. The large, lushly vegetated amenity space provided as part of this project will be exponentially more beneficial to the area and the surrounding community than the few omitted planting areas in the back of the building.