

APPENDIX A2
PARKING LETTER



John Somers
Vice President Real Estate and Facilities
jsomers@memorialcare.org

T 657-241-3985

17360 Brookhurst Street
Fountain Valley, California 92708
memorialcare.org

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City of Fountain Valley
Planning Department

To whom it may concern:

Orange Coast Memorial Medical Center (OCMMC), a subsidiary of Memorial Health Services (MHS), wishes to build a new parking structure on the Foster Lot. MHS owns the property and parking structure fee simple at 17330, 17360, and 17390 Brookhurst Street along with surface parking lot at 10101 Slater Avenue (Slater Lot). When combined the total parking available to MHS employees and its guests is approximately 1,730 (1,400 Brookhurst and 330 Slater Lot) spaces.

OCMMC wishes to use approximately 300 unused parking spaces owned by MHS for their staff during construction of the parking structure. Those spaces will be predominantly in the Slater Lot but are not limited and could be used in the parking structure or surface lot of the Brookhurst properties. The Slater Lot is covered under CC&Rs from 1979, and amended in 2013, to allow MHS to exclusively park in the footprint of the old building. The tenants and guests of the Rodecker and Fountain Valley School District can use the Slater Lot for the tenants and guests. That lot is underutilized and contains mostly tenants from the Rodecker building.

Pre-COVID MHS had approximately 1,250 staff members on campus at any one point in time. During COVID many staff worked remotely with a maximum of only 125 staff onsite at one time. The remote option for employees has worked well for MHS and the current peak staff has been approximately 250 on site at one time. There are no plans to return staff to the office. This leaves an excessive amount of available parking between the MHS surface lot, parking structure, and Slater Lot to accommodate OCMMC while they construct their parking structure.

MHS will allow OCMMC employees to park onsite and OCMMC is permitted to operate a shuttle to transport staff to and from our lots to the OCMMC campus.

Sincerely,

A handwritten signature in black ink, appearing to read "John Somers", written over a light blue horizontal line.