



City of Huntington Beach Planning Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rami Talleh, Senior Planner 
DATE: June 9, 2009

SUBJECT: MITIGATED NEGATIVE DECLARATION NO. 08-001/CONDITIONAL USE PERMIT NO. 08-004 (EDISON COMMUNITY PARK MASTER PLAN)

APPLICANT/

PROPERTY City of Huntington Beach, Community Services Department, 2000 Main Street,

OWNER: Huntington Beach CA 92648

LOCATION: 21372 Magnolia Street, 92646 (northwest corner of Magnolia St. and Hamilton Ave.)

STATEMENT OF ISSUE:

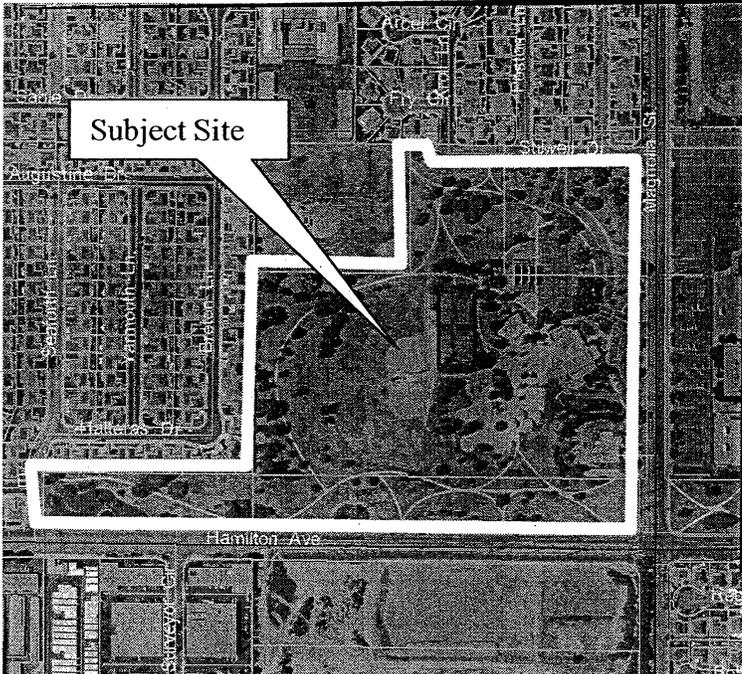
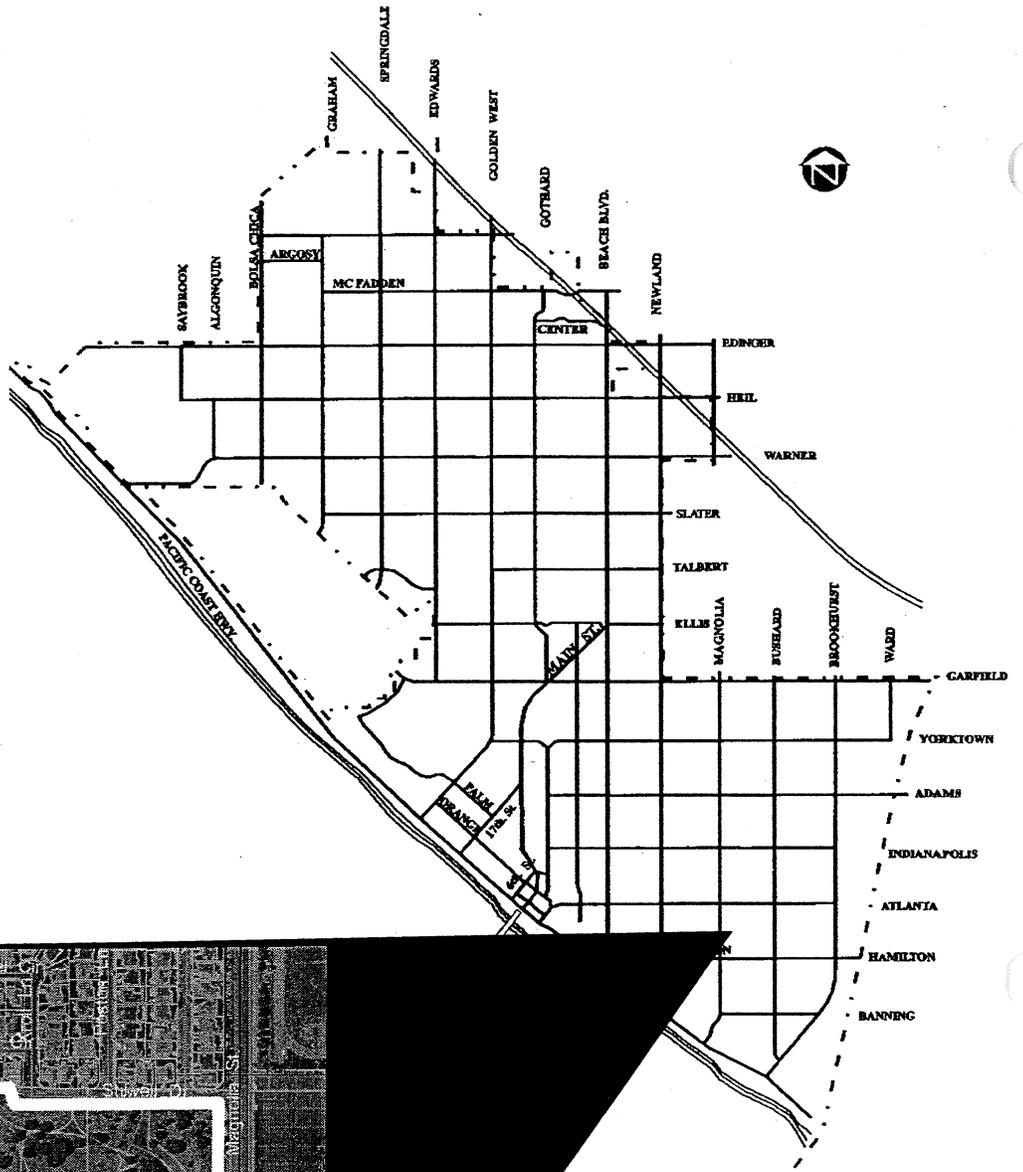
- ◆ Mitigated Negative Declaration No. 08-001 analyzes the potential environmental impacts associated with implementation of the proposed project.

- ◆ Conditional Use Permit No. 08-004 request:
 - Park master plan for the reconfiguration of Edison Community Park;
 - Reconfigure existing open space areas,
 - Add recreational amenities including bocce ball courts, skate park, and fitness/wellness station,
 - Reconfigure an existing 132 space parking lot and add 124 parking spaces (total of 256 parking spaces),
 - Construct a new 120 space parking lot,
 - Install new landscape and hardscape improvements, and
 - Install four practice soccer fields and a multi-purpose field.

- ◆ Staff's Recommendation:

Approve Conditional Use Permit No. 08-004 based upon the following:

 - Consistent with the General Plan objectives and policies advocating modernization of existing parks and facilities.
 - Complies with the applicable HBZSO site development standards.
 - Provide practice sports fields to serve the growing needs of participants in sports programs within the city.
 - Provides adequate buffers to adjacent residential uses.
 - Designed to alleviate conflicts between sport and non-sport park users.



VICINITY MAP
MITIGATED NEGATIVE DECLARATION NO. 2008-001/
CONDITIONAL USE PERMIT NO. 2008-04
(21372 Magnolia Street)

RECOMMENDATION:

Motion to:

- A. "Approve Mitigated Negative Declaration No. 08-001 with findings and mitigation measures (Attachment No. 1);"
- B. "Approve Conditional Use Permit No. 08-004 with findings and suggested conditions of approval (Attachment No. 1)."

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. "Deny Mitigated Negative Declaration No. 08-001 and Conditional Use Permit No. 08-004 with findings for denial."
- B. "Continue Mitigated Negative Declaration No. 08-001 and Conditional Use Permit No. 08-004 and direct staff accordingly."

PROJECT PROPOSAL:

Mitigated Negative Declaration No. 08-001 represents a request to analyze the potential environmental impacts associated with implementation of the proposed project.

Conditional Use Permit No. 08-004 represents a request to permit a park master plan for the reconfiguration of Edison Community Park. The master plan proposes to reconfigure existing open space areas, add recreational amenities, reconfigure and expand the existing parking facility, construct a new parking facility, install new landscape and hardscape improvements, and install four practice soccer fields and a multi-purpose field. The master plan is proposed to be carried out in four phases over approximately eight years.

The 40 acre community park is currently developed with a 132 space parking lot, 17,000 sq. ft. community center, two lighted baseball diamonds, batting cages, tennis courts, basketball courts, racquetball courts, volleyball courts, picnic areas, play areas, and a system of concrete walkways throughout the park. Existing activities on the site include City run sport programs such as flag football, adult softball tournaments, and sports clinics. Several organized youth sport groups operate youth softball games and use the open field areas for football practice. In addition, the Magnolia Fire Station is located on park grounds.

The reconfiguration of existing open space areas involves the relocation of concrete walkways to allow adequate open areas for the installation of the multi purpose field and practice fields. In addition, a Certified Arborist identified up to 206 trees that may need been to be removed or relocated due disease, age, and construction of the proposed park improvements. Of the total 206 trees, 65 trees have been identified as being diseased or unhealthy. In addition, nine fitness/wellness exercise stations will be

installed along the new and existing portion of the walkway. New landscape and hardscape improvements will be installed throughout the existing park. Two bocce ball courts and a skate park will also be constructed within the vicinity of the existing park amenities. A combination block wall and wrought iron fence will be constructed around the existing fire station.

The existing 132 space parking lot located at the east end of the site along Magnolia Street will be reconfigured and expanded. It will be expanded by adding 124 parking spaces for a total of 256 parking spaces. The reconfigured parking lot will include two drop off areas: one adjacent to the existing community center and a second adjacent to the existing picnic areas. The existing drive approaches along Magnolia Street will be reconstructed to comply with current city requirements. The northerly most drive approach will be widened to provide a 40 ft. driveway entrance leading to the community center drop off area.

A new 120 space parking lot will be constructed on the south end of the site along Hamilton Avenue adjacent to and underneath the existing Southern California Edison (SCE) transmission lines. This area is currently improved with turf and landscaping. The new parking lot will span a majority of the Hamilton Street frontage and include four new drive approaches.

The soccer practice fields will be located along the south side of the park parallel to Hamilton Avenue. Approximately six new sport lights (approximately 50 ft. high) will be constructed in conjunction with the practice fields. The practice fields are intended to be utilized by organized youth sport groups. The multi-purpose field is proposed to be located west of the existing ball fields. Two existing sport lights will be relocated to provide adequate space for the multi-purpose field. The main intent of the field is to provide youth groups with an area to conduct practices and scrimmages in a "game-like" setting. The field will be used by youth groups that would include soccer, football, field hockey and lacrosse. However, it is also anticipated that the field will be used upon occasion for organized games, but it will not be designated as a "home-field" for a particular group which would normally require a season with scheduled games.

Study Session Summary:

The following are issues that were raised during the Planning Commission study session on Tuesday, May 26, 2009:

- The Planning Commission inquired about possible traffic congestion during loading and unloading and traffic restrictions to regulate ingress/egress within the new parking areas located on Hamilton Avenue. The parking areas along Hamilton Avenue are approximately 600 ft. in length and designed with one drive aisle parallel to the street. Parking is provided on the south side of the drive aisle facing Hamilton Ave. Loading and unloading can occur within the drive aisle and not obstruct the flow of vehicles in the parking lot. Furthermore, a turn out area is provided on the north side of the drive aisle beneath the SCE transmission lines. This area is not proposed to be used for parking at this time; however, it provides additional area for loading/unloading opportunities. Vehicular access to the proposed parking lots from Hamilton Ave. will be limited to right-turn in and right-turn out for west bound traffic only. The Public Works Department Traffic Division reviewed the proposed parking lot improvements along Hamilton Avenue and recommended painting red curbs next to the driveways on Hamilton Avenue for sight visibility purposes.

- The Planning Commission also inquired about the amount of landscaping that will be replaced with hardscape/impervious material. Currently, the 40-acre community park is developed with approximately 4.8 acres of hardscape/impervious materials (12% of the site) that includes parking areas, walkways, sports facilities, and courtyards. The proposed project will replace approximately 4 acres of landscaping with hardscape/impervious materials for a total of 8.4 acres (22% of the site). The additional hardscape/impervious material includes new and expanded parking lots, walkways, and a drop off area.
- The Planning Commission requested a plan depicting the existing park improvements. A site plan of the existing improvements is attached (No. 3.3).
- Planning Commission inquired about the phasing plan for the proposed improvements. Phasing for the project is proposed over 8 years. The first phase of construction will include reconfiguration and expansion of a portion of the existing parking area adjacent to the Magnolia Fire Station, construction of three of the four practice fields, and approximately half of the new parking lot located along Hamilton Ave. This phase is anticipated to begin in 2009/2010 and last approximately 12 -16 months. The second phase incorporates the remainder of the new parking lot located along Hamilton, the fourth practice field, and the multi-purpose field. This phase is anticipated to begin in 2011 and last approximately 16 months. The third phase includes all the hardscape and landscape improvements surrounding the existing parking amenities. This phase is anticipated to begin in 2012 and last approximately 16 months. The fourth and final phase includes the reconfiguration and expansion of the remaining portion of the existing parking lot located along Magnolia Street. This phase is anticipated to begin in 2016 and last approximately 16 months. A phasing plan is attached (No. 6). In addition, the table below summarizes the proposed phasing plan.

Schedule of proposed improvements				
Improvements	Phase 1	Phase 2	Phase 3	Phase 4
Expansion of existing parking lot (along Magnolia St.)				X
New Parking Lot (along Hamilton Ave.)	X	X		
Practice Fields	X	X		
Multi Purpose Field		X		
Relocation of existing walkways and trees	X	X	X	X
Landscape and hardscape improvements (including bocce ball courts and skate park)			X	

- The Planning Commission inquired about conflict resolution between sports related activities and non-sport related activities within the park. The Community Services Department indicates that conflicts between the various activities are not expected to rise due to the size of the park (approximately 40 acres) and distance between sports related activities and non-sports related

activities. In addition, phasing of the project ensures that parking will be provided at the same time or prior to construction of the sports facilities. Phase 1 and 2 of the reconfiguration proposes to provide additional parking areas closer to the existing baseball fields and proposed practice fields in order to alleviate any parking conflicts in the existing parking lot along Magnolia Street. Furthermore, the practice fields and multi-purpose field will be primarily used for sport activities during the weekdays and will be available for non-sport activities on the weekends when the park is heavily used.

- The Planning Commission inquired about the number of trees to be removed during the park reconfiguration. The Community Services Department hired a Certified Arborist to conduct a preliminary analysis of the existing trees to determine the health, and suitability of the species observed, and to determine which trees may be impacted by project construction. The report identified up to 206 trees to be removed. Of the total 206 trees, 65 trees require removal because they suffer from either disease or infestation and cannot be saved or transplanted. The Community Services Department proposes to replace the diseased trees at a 1:1 ratio per standard City of Huntington Beach tree standards. Up to 141 trees may be impacted as a result of project construction. The actual number of trees that will require replacement may be less than 141 trees due to adjustment made during construction. The project is conditioned to reconfigure the location of walkways during construction and protect in place mature healthy trees wherever it is feasible. Any trees which cannot be protected in place will be replaced at 2:1 ratio per City of Huntington tree removal mitigation measure. The arborist report identified five of the 141 trees which may be transplanted within the site if determined necessary. The project is also conditioned to provide all of the replaced trees on site to the maximum extent feasible. The applicant has provided a tree planting plan identifying the location of proposed trees (Attachment 3.12). The plan indicates that replacement trees could be planted throughout the landscaped fields, along the street frontages and within the parking areas. However in the event the replacement trees cannot all be provided on site, the project is conditioned to plant the trees in areas within close proximity to Edison Community Park or other parks in the southeast area of the City.
- The Planning Commission also inquired about the proposed lighting throughout the park. The project will include new lighting fixtures within the new parking area along Hamilton Avenue, at the practice fields located just north of the new parking area, at the multi-purpose field, along the pedestrian walkways, and within the reconfigured parking lot at Magnolia Street. The fixtures proposed for the new parking lot at Hamilton Avenue will be bollard style, and will not exceed 48" in height. Lighting for the practice fields is proposed at a maximum of 50 ft. in height. Two existing light fixtures at 65 ft. in height will be relocated to provide lighting for the proposed multi-purpose field. Fixtures proposed at the pedestrian walkway will not exceed 15' in height. Additional fixtures proposed to illuminate the parking area at Magnolia Avenue and supplemental field lighting will not exceed 25' in height.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	OS-P (Open Space – Park) and P (Public)	OS –PR (Open Space – Parks and Recreation Subdistrict) and RA (Residential Agriculture)	Community park
North of Subject Property:	P(RL) (Public – Residential Low Density Underlying Designation) and RL-7 (Residential Low Density – max. 7 units per acre)	PS (Public-Semipublic) and RL (Residential Low Density)	Kettler Elementary School and single family uses
South of Subject Property:	RM-15-sp (Residential Medium Density – Max. 15 units per acre – Specific Plan Overlay)	SP10 (Magnolia Pacific Specific Plan)	Ascon Landfill
East (across Magnolia St.) of Subject Property:	P(RL)	PS	Edison High School
West of Subject Property:	RL-7	RL	Single family uses

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is OS-P (Open Space – Park). The proposed project is consistent with this designation and the goals and objectives of the City’s General Plan as follows:

A. Land Use Element

Objective LU 7.1: Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitors and tourist activities, and (d) provides open space and aesthetic “relief” from urban development.

Policy LU 9.4.1: Accommodate the development of parks, sports facilities, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with adjacent residential uses and subject to review and approval by the City and other appropriate agencies.

Policy LU 14.1.1: Accommodate the development of public parks, coastal and water-related recreational uses, and the conservation of environmental resources in areas designated for open space on the land use plan map and in accordance with Policy LU 7.1.1.

B. Recreation and Community Services Element

Objective RCS 3.1: Incorporate recreational features and facilities responsive to the preferences of the resident population bases that will utilize the services.

Policy RCS 3.1.2: Provide a variety of amenities within recreation areas in order to accommodate persons with different interests.

Objective RCS 4.1: Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

The project proposal includes the reconfiguration and modernization of Edison Community Park to better accommodate youth sports activities in the south part of the city and to improve some of the existing conditions that are in disrepair due to age and regular wear and tear. The improvements will provide for the recreation needs of the community by providing additional amenities including fitness/wellness stations, bocce ball courts, a skate park, and various hardscape and landscape improvements. New practice soccer fields and a multi-purpose field are located in open filed areas and will not conflict with existing and proposed non-sports related amenities. Furthermore, the practice fields and multi-purpose field will be primarily used for sport activities during the weekdays and will be available for non-sport activities on the weekends when the park is heavily used by the general public.

Zoning Compliance:

This project is located in the OS-PR (Open Space – Parks and Recreation Subdistrict) zone and complies with the requirements of that zone. In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 5) for informational purposes only.

Environmental Status:

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of insignificance. Subsequently, Mitigated Negative Declaration No. 08-01 (Attachment No. 4) was prepared with mitigation measures pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA).

The Planning Department advertised draft Mitigated Negative Declaration No. 08-01 for thirty (30) days commencing on Thursday April 23, 2009, and ending on Friday May 22, 2009. A total of five comment letters were received during the review period. Two letters were received from residents and property owners from the surrounding neighborhood addressing the following issues:

- Loss and removal of trees, and
- Installation of fitness stations.

The California Department of Transportation (CalTrans) submitted a letter identifying no concerns. The California Regional Water Quality Control Board submitted a letter identifying standard requirements for construction on former landfills and requested that plans be submitted for their review. While minor construction will occur in the vicinity of the former Cannery Street Landfill at Edison Park, the Community Services Department will work with all State and County agencies and comply with all applicable code requirements.

Environmental Board Comments:

The Environmental Board reviewed draft MND No. 08-001 at their May 7, 2009 meeting and provided a comment letter on May 20, 2009. The Environmental Board's letter addressed the following issues:

- Tree removal
- Night lighting and energy concerns
- "Green practice" concerns
- Parking vs. Mobility concerns
- Hours of operation

A Response to Comments and Errata were prepared by staff addressing the issues identified in the five letters and are included with the attached MND (Attachment No. 4).

Prior to any action on Conditional Use Permit No. 08-004, the Planning Commission must review and act on MND No. 08-001. Based on the initial study of the project, staff is recommending that the MND be approved with suggested findings and mitigation measures.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board:

The project was reviewed by the Design Review Board (DRB) on June 12, 2008. The DRB recommended approval of the project with no modifications.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Fire, Public Works, and Planning have reviewed the application and identified applicable code requirements. The Code Requirements letter was transmitted on May 28, 2008 and is attached for informational purposes (Attachment No. 3).

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on May 28, 2009, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties. As of June 2, 2009, no letters in addition to the five letters received in response to the MND public comment period were received.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

February 4, 2009

MANDATORY PROCESSING DATE(S):

Negative Declaration: August 4, 2009 (180 days)

Conditional Use Permit: Within 60 days from Negative Declaration Approval

Conditional Use Permit No. 08-004 was filed on February 4, 2008, and deemed complete February 4, 2009. The application is scheduled for public hearing before the Planning Commission on June 9, 2009.

ANALYSIS:

The planning issues to consider with this request are compatibility with the surrounding land uses; location and orientation of the new fields; removal, relocation and replacement of trees impacted during construction of the park improvements; and potential lighting impacts.

Land Use Compatibility

The subject site is located in the OS-PR (Open Space – Parks and Recreation Subdistrict) zone which allows for park and recreational facilities. The subject site has operated as a community park since 1974. The most sensitive uses adjacent to the park are residential uses to the north and west. Edison High School is located to the east and the Ascon Landfill is located to the south. The proposed park improvements are consistent with existing park amenities. In addition, the subject site is currently provided with lighted. The proposed park improvements will be similar in nature to the activities presently occurring on the site and other community parks within the City.

Throughout the City, OS-PR zones are situated amidst residential zones in order to provide needed recreational amenities to the surrounding neighborhoods. The proposed park improvements will provide modern park amenities and practice sport fields for the community. The park improvements are situated on the site to provide adequate buffer areas to the residential uses. Furthermore, the proposed practice fields are sited in such a way so as to provide the greatest amount of distance between the proposed facilities and the surrounding residential uses. In addition, adequate parking is provided within close proximity to the practice fields and away from residential uses. No impacts to land use compatibility are anticipated.

Site Design/layout

To maximize use of the park for the surrounding community and youth sports activities some of the existing walkways will be reconfigured to create more unrestricted open space to allow room for more efficient practice fields. Proposed modifications however, will not impact other park amenities such as the community center building, the tot-lot and family picnic area. The multi-purpose fields and practice soccer fields are approximately 115 ft. from the nearest residence. New parking areas will be provided along Stilwell Drive, Atlanta Street, and Hamilton Avenue street frontages. The existing parking lot at the northeast corner of the site will be relocated 70 ft. to the north bringing the parking spaces closer to the existing residences north of Stilwell Dr. However, these residential units will be buffered from the parking spaces by Stilwell Dr., which is approximately, 54 ft. wide and an approximately 40 ft. landscaped planter along the park's northern property line. Proposed amenities such as the skate park, bocce ball courts, picnic tables, etc. are proposed to be located within the center of the park between the existing tennis courts, basketball courts, and community center. These amenities will be a minimum of approximately 500 ft. away from the nearest residence. The proposed park improvements are situated on the site to provide for the most efficient use of the park and provide adequate buffer areas to surrounding residential uses.

Parking

The HBZSO does not provide parking requirements for community parks. The park is currently provided with a 132 space parking lot located at the northeast corner of the site. In addition to the onsite parking lot, visitors park on local streets within the residential neighborhood to the north and along Hamilton Avenue. The Community Services Department proposes to expand the existing parking lot by 124 parking spaces for a total of 256 parking spaces and construct a new 120 space parking lot along Hamilton Avenue. On-street parking will remain available on Hamilton Avenue with the exception of areas adjacent to the driveway entrances prohibiting parking for visibility purposes. The new parking areas are proposed to alleviate parking on surrounding streets and provide additional parking for the proposed practice fields and multi-purpose field. In reviewing the project, staff determined that the total number 376 parking spaces will provide sufficient parking for the existing and proposed park improvements based upon industry parking standards provided by the Community Services Department.

Environmental Impacts

The Mitigated Negative Declaration No. 08-001 determined that no significant impacts are anticipated as a result of the proposed project in all issue areas except for aesthetics and biological resources. Potentially significant impacts include the removal of up to 206 trees (aesthetics and biological resources). These potentially significant impacts could be mitigated to a level of insignificance by incorporating appropriate mitigation measures.

The project site currently contains 319 mature trees that would be possibly impacted by the development of the proposed project. An Arborist's Report, prepared by Abrogate Consulting, Inc., has been completed for the project site, which identifies trees on the site, describes the size and condition of each tree and the feasibility of retention or relocation of trees. Of the 206 impacted trees, five are proposed to be relocated, 65 trees are diseased and proposed to be removed, and up to 141 may be impacted due to

proposed construction and may need to be removed. The removal of up to 206 mature trees has the potential to significantly impact biological resources. To mitigate this potentially significant impact, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements of the HBZSO. In summary, a total of 65 diseased trees will be replaced at a 1:1 ratio, five trees will be transplanted on-site, and 136 trees will be replaced at a 2:1 ratio. As a result up to 337 trees are proposed to replace the 201 trees that are removed. In the event that trees are to be relocated, proper translocation procedures are required in order to avoid potentially significant impacts as a result of the relocation. The detailed specifications and procedures for the translocation of the identified trees are documented in the Arborist's Report (Attachment No. 7) in order to ensure that the relocated trees will be maintained and guaranteed to be alive and thriving.

Although there is no wildlife nursery sites within the project site, due to the abundance of mature trees on the community park, migratory species may use portions of the site for nesting during breeding season, which are protected under the *Migratory Bird Treaty Act* (MBTA). Project implementation and construction-related activities may result in the disturbance of nesting species protected by the MBTA. The MBTA protects over 800 species, including geese, ducks, shorebirds, raptors, songbirds, and many relatively common species. The loss of nesting efforts of sensitive species protected by the MBTA, as a result of the removal of mature trees onsite, would be considered a potentially significant impact. Therefore, a mitigation measure specifying the time of construction or vegetation removal would be required to lessen the impact on migratory wildlife species (Attachment No. 4).

Lighting and Glare

The existing baseball diamonds are currently lighted. In addition, approximately six new sport lights will be constructed in conjunction with the practice fields. Security lighting will also be provided for the new parking lot. Implementation of the proposed project would result in additional nighttime lighting and the potential for glare from the light standards and parking lot. The location of the new light standards is a minimum of 160 ft. away from the nearest residential uses. The project will be subject to a standard condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties.

ATTACHMENTS:

1. Suggested Findings, Mitigation Measures, and Conditions of Approval – MND 08-001/CUP No. 08-004
2. Project Narrative dated February 4, 2008 and response to Planning Commission comments dated June 2, 2009
3. Plans dated February 4, 2008
4. Mitigated Negative Declaration No. 08-001
5. Code Requirements Letter dated May 28, 2008 (for informational purposes only)
6. Phasing Plan dated June 2, 2009
7. Arborist's Report dated January 26, 2009

SH:HF:RT:rl

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

MITIGATED NEGATIVE DECLARATION NO. 08-001/ CONDITIONAL USE PERMIT NO. 08-004

SUGGESTED FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 08-001:

1. The Mitigated Negative Declaration No. 08-001 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Mitigated Negative Declaration and Conditional Use Permit No. 08-004.
2. Mitigation measures avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. Mitigation measures address potential impacts to aesthetics and biological resources. Mitigation measures were generally designed to minimize impacts related to the removal and relocation of mature trees at the project site.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the attached mitigation measures, will have a significant effect on the environment. The proposed project will be a high quality development that takes into consideration the many existing mature trees onsite. The mature trees will be preserved or relocated based on the proper translocation procedures and specifications documented in the Arborist's Report to ensure their survival. In addition, the migratory species that may use portions of the site for nesting during breeding season will be protected through the limitation of the time of construction or vegetation removal.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 08-004:

1. Conditional Use Permit No. 08-04 for the reconfiguration of Edison Community Park will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed park improvements are situated on the site to provide for the most efficient use of the park and provide adequate buffer areas to surrounding residential uses. Sports related activities are proposed to be separated from non-sport activities and will be provided with adequate on-site parking within close proximity. Practice fields and multi-purpose field will be primarily used for sport activities during the weekdays and will be available for non-sport activities on the weekends when the park is heavily used. The proposed parking lot expansion will serve existing park uses as well as the proposed improvements to alleviate existing parking impacts to surrounding residential streets. In addition, phasing of the project ensures that parking will be provided at the same time or prior to construction of the sports facilities. The

location of the new light standards is a minimum of 160 ft. away from the nearest residential uses. Furthermore, the project will be subject to a standard condition of approval that requires lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties.

2. The park master plan will be compatible with surrounding uses because the new park amenities will be adequately buffered and controlled with the suggested conditions of approval. In addition, the proposed improvements are similar in nature to the activities historically and presently occurring on the site. The placement of the parking areas and sports fields provides adequate buffer for the adjacent single family residential uses. The proposed light standards are adequately buffered from residential uses and will be shielded to prevent glare.
3. The proposed park reconfiguration will comply with the provisions of the base district and other applicable provisions in Title 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The existing and park improvements comply with all code requirements including landscaping, parking, tree replacements, and any specific condition required for the proposed use in the district in which it would be located.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of OS-P (Open Space – Park) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Objective LU 7.1: Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitors and tourist activities, and (d) provides open space and aesthetic “relief” from urban development.

Policy LU 9.4.1: Accommodate the development of parks, sports facilities, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with adjacent residential uses and subject to review and approval by the City and other appropriate agencies.

Policy LU 14.1.1: Accommodate the development of public parks, coastal and water-related recreational uses, and the conservation of environmental resources in areas designated for open space on the land use plan map and in accordance with Policy LU 7.1.1.

Objective RCS 3.1: Incorporate recreational features and facilities responsive to the preferences of the resident population bases that will utilize the services.

Policy RCS 3.1.2: Provide a variety of amenities within recreation areas in order to accommodate persons with different interests.

Objective RCS 4.1:

Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

The project proposal includes the reconfiguration and modernization of Edison Community Park to better accommodate youth sports activities in the south part of the city and to improve some of the existing conditions that are in disrepair due to age and regular wear and tear. The improvements will provide for the recreation needs of the community by providing additional amenities including fitness/wellness stations, bocce ball courts, a skate park, and various hardscape and landscape improvements. New practice soccer fields and a multi-purpose field are located in open filed areas and will not conflict with existing and proposed non-sports related amenities. Furthermore, the practice fields and multi-purpose field will be primarily used for sport activities during the weekdays and will be available for non-sport activities on the weekends when the park is heavily used.

MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS:

1. Prior to the onset of ground disturbance activities, the City shall implement the following mitigation measure which entails nesting surveys and avoidance measures for sensitive nesting and MBTA species, and appropriate agency consultation.
 - a. Nesting habitat for protected or sensitive species:
 - i. Vegetation removal and grading/construction shall occur between September 1 and January 31 whenever feasible.
 - ii. Prior to any grading or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the grading/construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of grading/construction activities and surveys will be conducted in accordance with California Department of Fish and Game (CDFG) protocol as applicable. If no active nests are identified on or within 500 feet of the grading/construction site, no further mitigation is necessary. A copy of the pre-grading/construction survey shall be submitted to the City of Huntington Beach and CDFG. If an active nest of a MBTA protected species is identified onsite (per established thresholds), a 250-foot no-work buffer shall be maintained between the nest and grading/construction activity. This buffer can be reduced in consultation with CDFG and/or U.S. Fish and Wildlife Service.
 - iii. Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist.
2. The removal of 201 mature trees has the potential to significantly impact biological resources. To mitigate this potentially significant impact, tree replacement for existing mature trees on-site shall be in accordance with the requirements of Chapter 232—Landscape Improvements of the HBZSO.
3. For the 5 trees to be relocated, proper translocation procedures are required in order to avoid potentially significant impacts as a result of the relocation. To mitigate this potentially significant impact, the following shall be adhered to:

- a. The trees shall be transplanted by a qualified tree service to be approved by the City of Huntington Beach Public Works Department.
- b. Prior to translocation of the trees, detailed specifications and procedures for the translocation shall be submitted to the Department of Public Works for review and approval.
- c. The relocated trees shall be maintained and guaranteed to be alive and thriving after four years by a qualified tree service or arborist to be approved by the City of Huntington Beach Public Works Department. The trees shall be surveyed every six months for a period of four years as to their viability. The survey shall be submitted to the City Landscape Architect for review. In the event that any tree is not surviving, it shall be replaced with the same type and size of tree.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 08-004:

1. The site plan, floor plans, and elevations received and dated February 4, 2008 shall be the conceptually approved design.
2. Site furniture and amenities shall depict approved colors and building materials approved by the Design Review Board on June 12, 2009 and maintained in case file DRB No. 08-006.
3. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).
4. During construction the following shall be complied with:
 - a. Diseased trees as identified in the arborists report prepared by Arborgate Consulting, Inc. (January 26, 2009) shall be replaced at 1:1 ratio.
 - b. The location of walkways shall be adjusted to protect in place mature healthy trees wherever it is feasible. In the event that a tree must be removed, it shall be replaced at a 2:1 ratio.
 - c. Replacement trees shall be planted on site to the maximum extent feasible. In the event the replacement trees cannot all be provided on site, replacement trees shall be planted within close proximity to Edison Community Park or other parks in the Southeast area of the City.
5. Prior to the installation of art elements, the art features shall be reviewed and approved by the Design Review Board, the Planning Department, and the Cultural Services Division Manager.
6. All field area lighting shall be oriented so as not to produce glare on adjacent residential properties.
7. Within each applicable phase of construction, parking lot improvements shall be completed prior to the installation of the sports fields.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

EDISON COMMUNITY PARK RECONFIGURATION

PROJECT NARRATIVE

Project Intent – Reconfiguration of the open space areas of Edison Community Park to better accommodate youth sports activities in the south part of the city.

Project Location

Edison Community Park is a forty acre site, bordered by Magnolia Avenue to the east, Hamilton Avenue to the south, Newland Street to the west and Atlanta Avenue to the north. Surrounding properties include residential developments to the west and north, Edison High School to the east and the ASCON site and commercial/light industrial to the south.

Existing Site Conditions

The existing site includes a 17,000 square foot community center building, public parking, outdoor basketball, racquetball and tennis courts; picnic shelter, tot lot playground, two lighted ball fields and one lighted open practice field. Remaining portions of the park include developed turf areas and walkways. Additionally the southern portion of the park includes a ten-acre easement from Southern California Edison (SCE) which includes transmission towers but is developed with turf, landscaping and walkways that serves as part of the overall park.

Proposed Project

The proposed reconfiguration project includes creating four lighted practice fields; one competition sized multi-purpose field, a nine-station fitness course, two bocce ball courts, a pick up/drop off area for the picnic shelter and additional public parking.

To maximize use of the park for youth sports activity some of the existing walkways will be reconfigured and some of the sports light poles will be relocated to create more unrestricted open space to allow room for additional practice fields. Proposed modifications however, will not impact other park amenities such as the tot lot and family picnic area.

The proposed project also includes an area for a skate park that will be developed either as a part of the current reconfiguration project or at a later date, depending upon available funding.

EDISON COMMUNITY PARK RECONFIGURATION

Response to Comments from Study Session of May 26, 2009

Project Chronology

In 1999, as part of the Community Sport Facilities Inventory and Needs Assessment Study, City Council approved nine Policy Recommendations to address the need for sports fields and youth sports facilities. Policy Recommendation #1 included the reconfiguration of Edison Community Park to create additional lighted youth sports fields.

The Community Services Department plans to reconfigure the park to better accommodate youth sports. Previously the softball fields were used by the city's adult leagues during the week and by various youth organizations on the weekends. However, the adult softball program was relocated to Central Park in 2004. As with the Murdy Park reconfiguration project, the intent is to maximize existing turf areas to accommodate a greater variety of youth sports, and provide much needed lighted practice fields.

What is more, the park was originally developed in February of 1974; and while the conditions have been well maintained over the past 35 years several existing components on-site have aged beyond repair and are in need of replacement. Such issues will be addressed as part of the reconfiguration of the park site.

Project Intent

The reconfiguration of the open space areas of Edison Community Park to better accommodate youth sports activities in the south part of the city; and to improve some of the existing conditions that are in disrepair due to age and regular wear and tear. Additional improvements necessary include but are not limited to; replacing the failing irrigation system on-site, removing and replacing damaged or diseased trees and, or trees that have surface roots that can cause hazardous conditions for park users, replacing damaged turf areas, re-grading of low spots within the turf areas, replacing and or improving security lighting, and replacing and, or repairing existing walkways that have potential to cause hazardous conditions for park users.

Project Location

Edison Community Park is a forty acre site, bordered by Magnolia Avenue to the east, Hamilton Avenue to the south, Newland Street to the west and Atlanta Avenue to the north. Surrounding properties include residential developments to the west and north, Edison High School to the east and the ASCON site and commercial/light industrial to the south.

Existing Site Conditions

Edison Park is approximately 40 acres in area. The site is currently improved with a 17,000 square foot community center building, a 132 stall parking area accessible at the north-easterly boarder of the park at Stillwell Drive and from Magnolia Street. Additional existing improvements include, outdoor basketball courts, racquetball and tennis courts; a picnic shelter, tot-lot playground, two lighted ball fields and one lighted open practice field. Remaining portions of the park include developed turf areas and walkways equipped with security lighting.

The southern portion of the park includes a ten-acre easement from Southern California Edison (SCE) which includes transmission towers. This area is developed with turf, landscaping and walkways. The Magnolia Fire station is also located on the park grounds at just north of the SCE easement.

Existing activities on-site include City run adult and youth sports programs to include youth flag football, and sports clinics, as well as adult softball leagues and tournaments. Several other youth and adult organizations use the open field areas for practice sessions for various different sporting activities.

Trees

There are approximately 319 trees on-site dispersed among 53 species. As required by the City Staff Landscape Architect, the Community Services Department hired a Certified Arborist to conduct a preliminary analysis of the existing trees to determine the health, and suitability of the species observed, and to determine which trees may be impacted by project construction. Per the report, unlike trees grown in the wild that at times live for hundreds of years, the life expectancy of trees located in a public setting is approximately 50 years. As stated above, Edison Park was developed 35 years ago thus the trees within are approaching expiration. As within most public settings many of the trees located in the park have been subject to "human use and traffic". The most predominant factor noted in the arborist report was poor health resulting from soil compaction, infrequent or poor pruning practices, pest outbreaks, and lawn mower injuries. Symptoms of poor health noted in the report include but are not limited to, overly long limbs, decaying bark, disease, pest infestation and crowded scaffold limbs.

In sum, there is potential for the removal and, or relocation of approximately 206 trees, of which 65 require removal because they suffer from either disease or infestation and cannot be saved or transplanted. The remaining 141 trees may or may not need to be removed as a result of project construction. There are areas where the proposed walkway could be shifted to protect individual trees in place, and some trees that could remain for sometime prior to expiring. However, for reasons stated above, several will need to be removed over the next 10 to 15 years regardless as to whether the park improvements were to take place. However, the actual number of trees that will require replacement or renewal cannot be accurately determined until the project is under construction.

Security Lighting & Walkways

It is also important to mention that the existing walkways and security lighting on-site are both antiquated and in disrepair. There are several areas along the walkway that have been disrupted by protruding tree routes, subsidence and general wear and tear. These conditions have resulted in uneven surfaces that have potential to cause hazardous conditions and need to be replaced. Likewise, the existing security lighting along the pathway and within the parking areas are the original fixtures and are in need of replacement.

Proposed Project

As seen in the attached plan, the proposed reconfiguration project includes creating four lighted practice fields; one competition sized multi-purpose field, a nine-station fitness course, two bocce ball courts, a pick up/drop off area for the picnic shelter, and additional public parking located along Hamilton Avenue.

To maximize use of the park for the surrounding community and youth sports activities some of the existing walkways will be reconfigured, the existing irrigation system will be replaced, low spots within the turf areas will be re-graded, new security lighting will be installed at the parking areas and along the walkways. Two

of the sports light poles (65' in height) will be relocated to create more unrestricted open space to allow room for more efficient use of park uses & practice fields. Proposed modifications however, will not impact other park amenities such as the community center building, the tot-lot and family picnic area.

The proposed project also includes an area for a skate park that could be developed at a later date, however this portion of the project will be brought before the commission and the public as a separate project in the future should funding become available.

As stated above, according to the aforementioned arborist report there is potential for the removal and or relocation of up to 206 trees, for various reasons, as part of the park improvement project. Sixty-five of the 206 trees are diseased or damaged beyond repair and will be replaced at a 1:1 ratio. Likewise, per the adopted City tree policy, any trees that require removal will either be relocated or replaced at a 2:1 ratio where feasible. There will be a certified arborist on-site at during construction periods of each phase of the project to ensure that any trees that can be protected in place are not removed or further damaged as a result of construction; and that any trees that are viable for transplant are treated in a healthful and protective manner.

The project will also include new lighting fixtures within the new parking area along Hamilton Avenue, at the practice fields located just north of the new parking area, along the pedestrian walkways, and within the reconfigured parking lot at Magnolia Street. The fixtures proposed for the new parking lot at Hamilton Avenue will be bollard style, and will not exceed 48" in height as required by Southern California Edison. Fixtures proposed at the pedestrian walkway will not exceed 15' in height. Such fixtures will be equipped with a "house shield" to prevent glare whenever a fixture is within 50' of a residential property line. Additional fixtures proposed to illuminate the parking area at Magnolia Avenue and supplemental field lighting will not exceed 25' in height. The proposed fixtures will not emit any glare from the side and will be positioned in such a way that the illumination will be straight down towards the ground.

Parking

There are currently 221 parking spaces located on the site, with an additional 93 parallel parking spaces along the park side of Hamilton Avenue to the south. The proposed reconfiguration will add an additional 244 spaces to the park. The proposed parking modification includes reconfiguration of the lots to the east and north of the community center building adjacent to Magnolia Avenue. The proposed plan also includes creating two parking lots within the park boundary along Hamilton Avenue. These two lots will be within the SCE easement of the park. SCE has reviewed, commented and approve the master plan for the park included improvements on its property. There will also be a drop off and turn around area leading to the existing picnic shelter area.

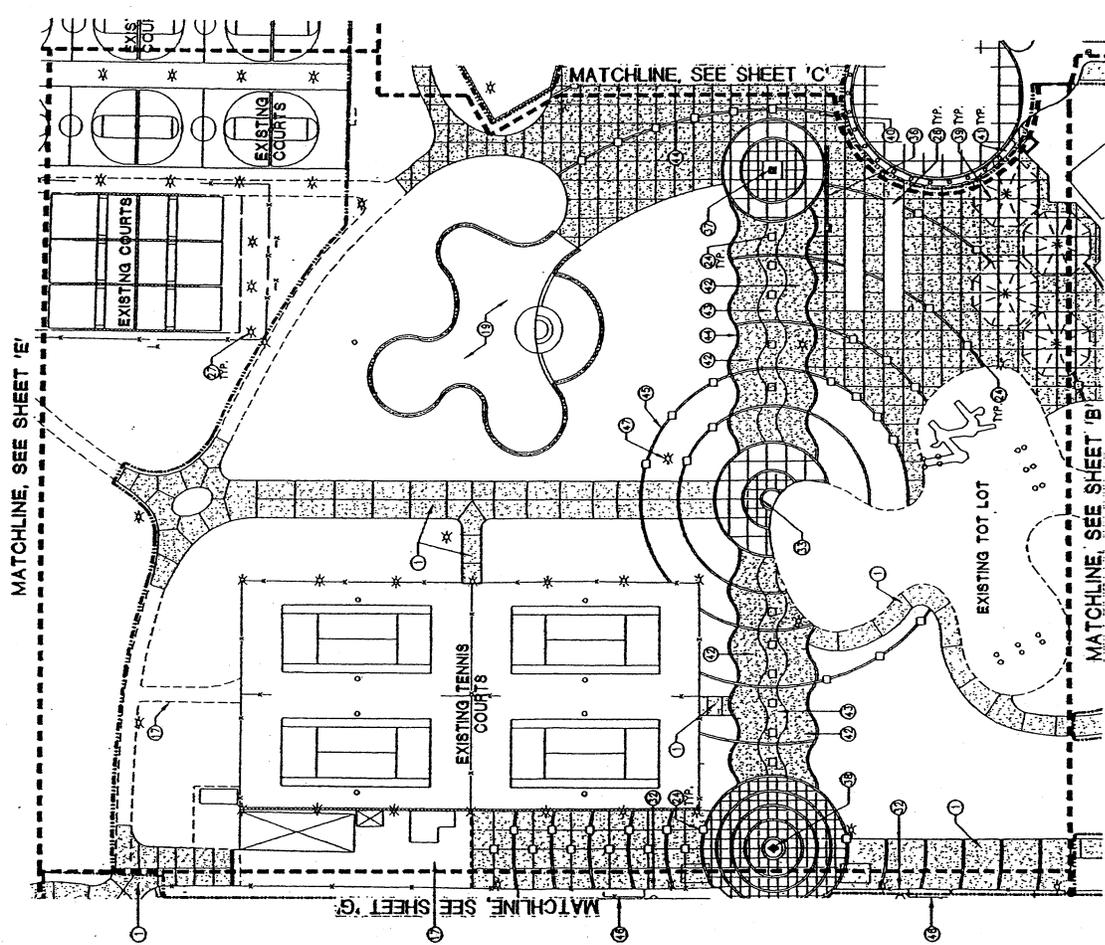
Hours of operation and intended use

The two existing softball fields have been mainly used for the city's adult softball program but, since the Sports Complex in Central Park has been developed programming for adult softball at Edison Park has been scaled back. Adult softball leagues generally have a games Sunday through Saturday until 10:30 PM. The intent is to continue to use Edison for adult leagues on a limited basis but, once the park reconfiguration is complete the main focus will be on youth sports programming. It is anticipated that the fields use would not go past 9 PM for youth sports activity.

Project Process

The conceptual master plan for reconfiguration of Edison Community Park has been approved by the Community Service Commission and the City Council. Based upon available funding, the project may be constructed in phases; however, the priority intent is to go through the entitlement process for the entire reconfiguration project.

02-04-00
REV'D



CONSTRUCTION LEGEND

- 1 CONCRETE PAVING PER DETAIL 'A', SHEET L11
- 2 CONCRETE CURB PER CIVIL PLANS
- 3 ASPHALTIC CONCRETE PAVING PER CIVIL PLANS
- 4 PARKING LOT STRIPING PER CIVIL PLANS
- 5 1/2" PARKING SPACES PER CIVIL PLANS
- 6 TRASH RECEPTACLE PER DETAIL 'C', SHEET L12
- 7 RECOMPOSED GRANITE PATH PER DETAIL 'F', SHEET L11
- 8 EXISTING CONCRETE SIDEWALK SHALL REMAIN & BE PROTECTED
- 9 CONCRETE CURB RAMP PER CIVIL PLANS
- 10 EXISTING WALL SHALL REMAIN & BE PROTECTED
- 11 EXISTING CONCRETE SWALE SHALL REMAIN & BE PROTECTED
- 12 EXISTING SEE TOWER SHALL REMAIN & BE PROTECTED
- 13 EXISTING CONCRETE CURB / OUTER SHALL REMAIN & BE PROTECTED
- 14 CONCRETE DRIVEWAY PER CIVIL PLANS
- 15 EXISTING CHAINLINK FENCE
- 16 EXISTING WALK SHALL REMAIN & BE PROTECTED
- 17 EXISTING SIDEWALK SHALL REMAIN & BE PROTECTED
- 18 SOFT PLAY PER DETAIL 'B', SHEET L16
- 19 EXISTING PLAY EQUIPMENT PER DETAIL 'B', SHEET L16
- 20 PORTABLE FENCE - REFER TO SITE AVENUE LEGEND
- 21 TURN ARROUND - REFER TO DETAIL 'X', SHEET L18
- 22 TREE GRATE PER DETAIL 'F', SHEET L12
- 23 COMMUNITY CENTER ENTRY - REFER TO DETAIL 'X', SHEET L19
- 24 BOCCIE COURTS PER DETAIL 'B', SHEET L18
- 25 DENOTES EXISTING SPORT LIGHT POLES TO REMAIN & BE PROTECTED
- 26 EXISTING SPORT LIGHT POLE TO BE RELOCATED PER ELECTRICAL PLANS
- 27 EXISTING DRIVEWAY SHALL REMAIN & BE PROTECTED
- 28 BASKETBALL PLAZA - REFER TO DETAIL 'B', SHEET L17
- 29 PARKING LOT PEDESTRIAN PLAZA - REFER TO DETAIL 'B', SHEET L18
- 30 BALL-FIELD JACKSTOP SHALL REMAIN & BE PROTECTED - REFER TO DETAIL 'B', SHEET L17
- 31 EXISTING WALKWAY SHALL REMAIN & BE PROTECTED - REFER TO DETAIL 'X', SHEET L17
- 32 MONUMENT REFER TO DETAIL 'B', SHEET L-15
- 33 EXISTING BUS STOP & STREET LIGHT EQUIPMENT SHALL REMAIN & BE PROTECTED
- 34 EXISTING BLOCK WALL SHALL REMAIN & BE PROTECTED
- 35 4" SQ. SUN GRATE BY 'IRON AGE DESIGNS' 200-278-0925
- 36 MONUMENT, REFER TO DETAIL 'X', SHEET L-14
- 37 EXISTING OVERHEAD STRUCTURE SHALL REMAIN & BE PROTECTED
- 38 EXISTING ELECTRICAL TRANSFORMER SHALL REMAIN & BE PROTECTED
- 39 1" WIDE DETECTABLE WARNING BAND, TRUNCATED DOG PAVERS AVAILABLE FROM OLSEN PAVING STONE PAVERS, COLOR CANYON, PAVERS THICKNESS 80 MM, REFER TO DETAIL 'X', SHEET L-15
- 40 EXISTING CONCRETE SIDEWALK SHALL REMAIN & BE PROTECTED WITH 'F' AT TOP TEXTURE, COLOR: ANTIQUE COBBLE PAVERS
- 41 PAVERS SHALL BE OLSEN PAVINGSTONE, ANTIQUE COBBLE PAVERS WITH 'F' AT TOP TEXTURE, COLOR: ANTIQUE COBBLE PAVERS WITH FLAT TOP TEXTURE, COLOR: --- REFER TO #41
- 42 12" WIDE CONCRETE BANDING
- 43 12" WIDE CONCRETE MONOSTRIP
- 44 EXISTING DUGOUT SHALL REMAIN & BE PROTECTED
- 45 EXISTING LIGHT, REFER TO ELECTRICAL PLANS ON ADDITIONAL INFORMATION, SEE LEGEND

SYMBOL LEGEND:

---	MATCH LINE
---	LIMIT OF WORK LINE
---	PHASE LINE
---	PROPERTY LINE
X 3335	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR LINES
---	EDGE OF PAVEMENT
---	EXISTING SIDEWALK
---	PICNIC TABLE
---	TRUNK RESTRICTOR
---	DRINKING FOUNTAIN
---	BIKE RACK

CONSTRUCTION PLAN
EDISON COMMUNITY CENTER & YOUTH SPORTS COMPLEX
DESIGN DEVELOPMENT



APPROVED UNDER THE SUPERVISION OF:
ENGINEER: [Signature]
DATE: [Date]
CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

NOVUS
DESIGN & CONSTRUCTION
1-800-422-4103

REVISIONS

NO.	DATE	DESCRIPTION

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-422-4103

TWO WORKING DAYS BEFORE YOU DIG

02-04-00
REV'D

SHEET: L9
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