



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rami Talleh, Senior Planner
DATE: March 10, 2009
SUBJECT: NEGATIVE DECLARATION NO. 08-018/CONDITIONAL USE PERMIT NO. 08-052 (BRETHREN CHRISTIAN SCHOOL GYMNASIUM)
APPLICANT: Kevin A. Coleman, Net Development, 3130 Airway Avenue, Costa Mesa, CA 92626
PROPERTY
OWNER: Huntington Beach City School District, 20451 Cramer Lane, Huntington Beach, CA
LOCATION: 21141 Strathmoor Lane (west side of Strathmoor Ln., south of Atlanta Ave. – former Gisler School site)

STATEMENT OF ISSUE:

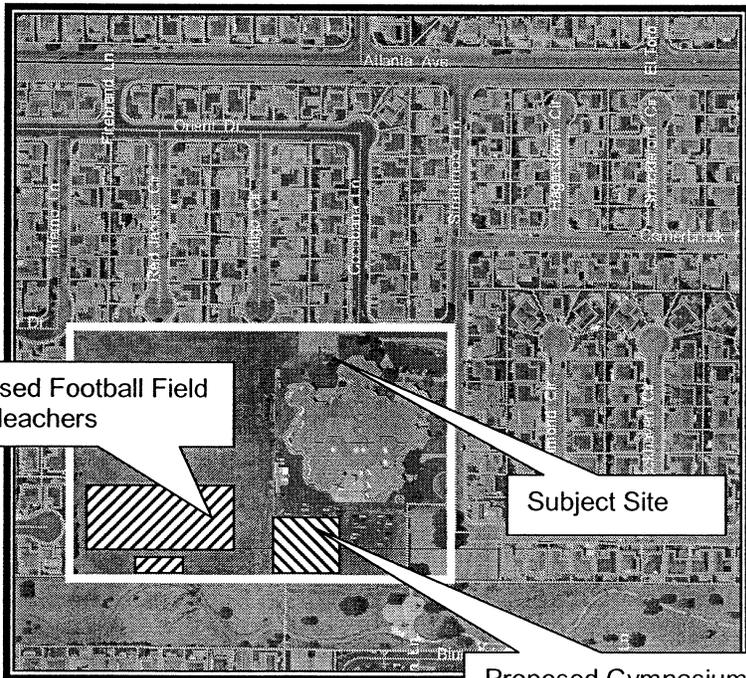
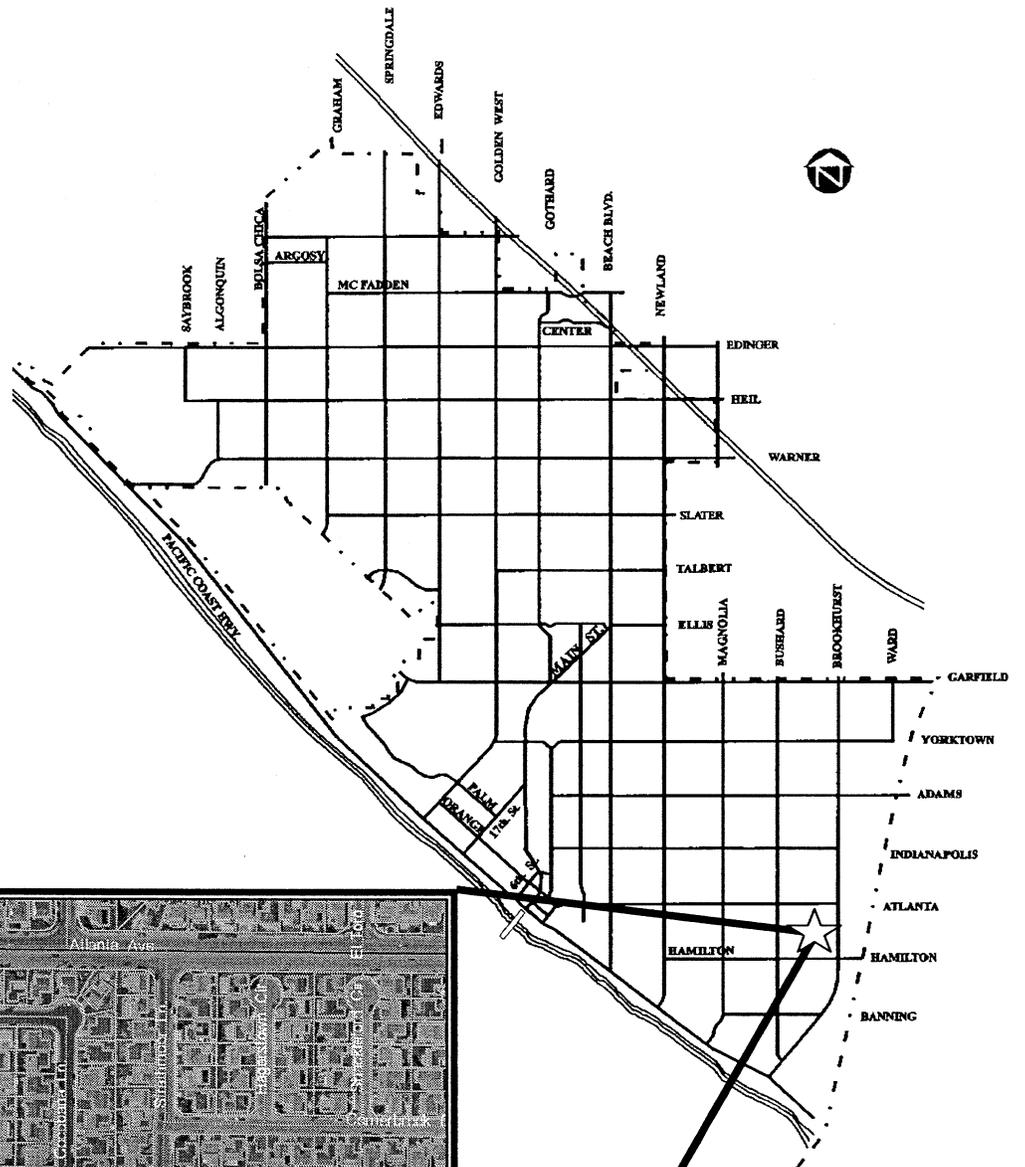
- ◆ Negative Declaration No. 08-018 analyzes the potential environmental impacts associated with implementation of the proposed project.
- ◆ Conditional Use Permit No. 08-052 requests:
 - An approximately 27,000 sq. ft., maximum 34 ft. tall gymnasium.
 - Associated site improvements consisting of enhanced landscaping, three new parking areas totaling 92 parking spaces, and resurfaced existing parking areas.
 - Use of the gymnasium for school related events and indoor boys and girls junior varsity and varsity sport games and practice games during school hours and in the evenings after school hours.
 - Use of an existing multi-purpose soccer field as a football field, bleacher seating, and four portable light standards for boys junior varsity and varsity football games and practice.
 - Use of the gymnasium for the surrounding community, churches, and youth programs.
- ◆ Staff's Recommendation:

Approve Negative Declaration No. 08-018 based upon the following:

 - The project will have no significant adverse environmental impacts.

Approve Conditional Use Permit No. 08-0052 based upon the following:

 - Consistent with the General Plan objectives and policies advocating inclusion of recreational uses that support resident needs within residential neighborhoods and enhances the educational opportunities available to the youth of the community.
 - Complies with the applicable HBZSO site development standards and includes a condition of approval requiring additional parking.
 - No net increase in vehicle trips due to staggered event times.
 - Hours of operation for the different activities found on the site will not overlap.
 - Traffic to and from the subject site will be directed by parking attendants located at each of the entrances to the school.
 - Several conditions of approval including neighborhood outreach and traffic monitoring are proposed.



Proposed Football Field and Bleachers

Subject Site

Proposed Gymnasium

VICINITY MAP
Negative Declaration No. 2008-018/
Conditional Use Permit No. 08-052 (Brethren Christian School Gymnasium)
21141 Strathmoor Lane (west side of Strathmoor Ln., south of Atlanta Ave.)

RECOMMENDATION:

Motion to:

- A. “Approve Negative Declaration No. 08-018 with findings (Attachment No.1);”
- B. “Approve Conditional Use Permit No. 08-052 with findings and suggested conditions of approval (Attachment Nos. 1 and 2).”

ALTERNATIVE ACTION(S):

- A. “Deny Negative Declaration No. 08-018 and Conditional Use Permit No. 08-052 with findings for denial.”
- B. “Continue Conditional Use Permit No. 05-25 and Variance No. 05-15 and direct staff accordingly.”

PROJECT PROPOSAL:

Negative Declaration No. 08-018 represents a request to analyze the potential environmental impacts associated with implementation of the proposed project.

Conditional Use Permit No. 08-052 represents a request for the following pursuant to Section 214.06, PS District: Land Use Controls, Public Semipublic Uses, Private Schools, of the Huntington Beach Zoning and Subdivision Ordinance (ZSO):

- A. To construct an approximately 27,000 sq. ft., maximum 34 ft. tall gymnasium, host indoor boys and girls junior varsity and varsity sport games and practice including 10 basketball games in the evenings after school hours. The applicant also proposes to use the gymnasium for a variety of other school activities such as drama, choir, band rehearsals and performances, graduation ceremonies, and other school events. In addition the applicant proposes to make the gymnasium available to the surrounding community, churches, and youth programs.
- B. To use an existing multi-purpose soccer field along the southerly property line as a football field, install bleachers with seating capacity for up to 624 spectators, use of up to four 30 ft. high portable light standards, and host boys junior varsity and varsity football games and practice including approximately five games in the evenings after school hours.
- C. The request also includes associated site improvements including enhancing existing landscape areas along Strathmoor Lane, Effingham Drive, and Bluefield Drive, remove approximately 87 parking spaces within the parking area along the southerly property line, constructing three parking areas totaling 92 parking spaces along the northerly property line and behind the main structure, and resurfacing existing parking areas through out the site.

The proposed project is a request by Kevin A. Coleman, on behalf of Brethren Christian High School (BCHS). The proposed gymnasium is located along the southerly property line furthest away from residential uses to the north, east and west and will abut an approximately 180 ft. wide Southern

California Edison easement currently developed as a park. The gymnasium will occupy a portion of the existing school parking lot and replace six outdoor basketball courts. The gymnasium will contain three practice size basketball courts, which convert into one regulation sized basketball court that doubles as an indoor volleyball court. Additional gym amenities include bleacher seating with capacity for up to 625 spectators, restrooms, team rooms, weightlifting room, concessions area, and restrooms for the adjacent outdoor fields. The plans indicate that the gymnasium will be a tilt-up concrete structure with two visible components. The first component will house the ancillary rooms (restrooms, team rooms, concession area, ticket booth, etc...) and will be approximately 22 ft. high – similar in height to the existing classroom structures. The second component houses the courts and is approximately 34 ft. in height.

The hours of operation for Brethren Christian School are between 7:00 am to 9:30 pm, Monday through Friday. School activities within the proposed gymnasium will consist of physical education, band and choir practice, drama rehearsals and events, and graduation ceremonies. These uses will be relocated from unenclosed areas of the school campus in an attempt to reduce existing noise impacts. The applicant also proposes to make the gymnasium available to the surrounding community, churches, and youth sports programs for nighttime and weekend events. Basketball games will be scheduled two times per week after school hours between the hours of 7:00 pm and 9:30 pm during the basketball season. The school's football program has already begun in the existing lighted fields. Football practice is held during school hours. The football season consists of approximately 5 night games after school between the hours of 7:00 pm and 9:30 pm. The bleachers will abut the Southern California Edison easement. The portable light standards when cranked to their highest point are approximately 30 ft. high. The existing light standards are approximately 70 ft. high and are used throughout the existing sports fields. The Brethren Christian Warriors compete in the Academy League. Other teams include St. Margaret's Episcopal School, Oxford Academy, Whitney High School, Capistrano Valley Christian School, and Sage Hill School.

A total of 202 striped parking spaces will be provided on-site. In the past the City has authorized BCHS to use up to 10 parking spaces within the Gisler Park parking lot for overflow parking. In constructing the new parking areas an existing fire lane that ends in a hammer head design on the west side of the main buildings will be extended to the north to connect with the existing parking area at the intersection of Bluefield Drive and Strathmoor Ln. The existing landscape areas along the Bluefield Dr., Strathmoor Ln., and Effingham Dr. street frontages will be enhanced with new ornamental landscaping. All existing landscaping on site will remain and be protected in place.

Background:

Before BCHS occupied the site, Gisler School had been closed since 1986. When Gisler School was open, the enrollment of the school totaled approximately 860 students. The enrollment for the closing year was approximately 574 students. The school was used by the Huntington Beach Playhouse on a semi-regular basis for productions before BCHS occupied the site.

Gisler School was developed with six outdoor basketball courts, two baseball fields, and three soccer fields. The lighted fields have been historically used by A.Y.S.O. and Sea View Little League. According to the Community Services Department, the youth sports groups have used the Gisler School site for approximately 20 years. It is important to note that all of the outdoor activities associated with the Gisler

School when it was operated by the Huntington Beach City School District (HBSCD), including A.Y.S.O and Sea View Little League, were established by private agreements with the School District.

In 1998 the City approved Conditional Use Permit No. 98-27 (Attachment No. 10) to allow BCHS to operate a private school on a temporary basis for up to two years with a maximum of 500 students. In 2000, the City approved Entitlement Plan Amendment No. 99-16 (Attachment No. 11) to allow BCHS to operate on a permanent basis with a maximum enrollment of 720 students. Both entitlements permitted the establishment and operation of a junior high and high school but did not explicitly include all of the outdoor activities commonly associated with a high school that are currently occurring on the site. These outdoor activities include school sports such as soccer and baseball within the existing fields. Other uses operated by BCHS that were not identified in the entitlements but commonly associated with high schools are drama rehearsals and plays, band practice and choir practice and events. Approximately 500 students are currently enrolled at the school.

The school has leased the site from the Huntington Beach City School District on a yearly basis. In 2008, the School District proposed to sell four closed school sites including Gisler School. After much deliberation and community objection, the School District abandoned the sale of Gisler School and negotiation a 35-year lease with renewals with BCHS. After securing a long term lease, BCHS proposes the aforementioned improvements to expand the services provided on site.

Study Session Summary:

The following are issues that were raised during the Planning Commission study session on Tuesday, February 24, 2009:

- The Planning Commission inquired about four middle schools within the Ocean View School District where gymnasiums were recently constructed. The following is list of the names and addresses of the requested school sites. Three of the sites are within the City of Huntington Beach and one is within the City of Fountain Valley.

School Name	Address
Marine View Middle School	5682 Tilburg Drive, Huntington Beach, CA 92649
Mesa View Middle School	17601 Avilla Lane, Huntington Beach, CA 92647
Spring View Middle School	16662 Trudy Lane, Huntington Beach, CA 92647
Vista View Middle School	16250 Hickory Street, Fountain Valley, CA 92708

- The Planning Commission also inquired about the hours of operation for youth sports groups using the existing lighted fields. The fields are used approximately year round Monday through Friday between the hours of 5 p.m. and 9 p.m. and on Saturdays between the hours of 8 a.m. and 5 p.m. The City allots use of the fields twice a year to regional youth sports organizations. Once the City allots the time, each group is required to obtain a facilities permit from the property owner, Huntington Beach City School District. For example, the City allotted use of the fields to two

sports organization for the spring of 2009, A.Y.S.O. Region 56 and Sea View Little League. A.Y.S.O. uses the soccer fields for soccer practice, games, and some small tournaments. Sea View Little League uses the baseball fields for practice only. On some occasions, both groups would use the fields on the same days.

- In addition, the Planning Commission inquired about the height of existing structures in the area. The main structures on the campus are approximately 22 ft. in height. The single family residences surrounding the school include one and two-story home which are typically 20 to 25 ft. in height. The multi-family structures south of the site across, the Southern California Edison easement are approximately 30 ft. in height.
- The Planning Commission requested copies of the existing entitlements. Conditional Use Permit No. 98-27 and Entitlement Plan Amendment No. 99-16 are provided in Attachment Nos. 10 and 11 respectively.
- The Planning Commission requested to be informed of any community meetings held by BCHS. BCHS will hold a community meeting on march 8th at 3:00 p.m. in the drama room on campus (Attachment No. 8)

ISSUES:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	P-RL (Public – Residential Low Density Underlying Designation)	PS (Public Semi-Public)	Private Junior high and High School
North, East, and West (across Strathmoor Ln.) of Subject Property:	RL-7 (Residential Low Density)	RL (Residential Low Density)	Single Family Residential
West of Subject Property:	P (Public)	RL (Residential Low Density)	Park

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is P(RL) (Public – Residential Low Density Underlying Designation). 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 9.4: Provide for the inclusion of recreational, institutional, religious, educational, and service uses that support resident needs within residential neighborhoods.

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 9.4.2: Require that institutional structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures.

Policy LU 9.4.3: Encourage the development and public use of City/School District joint use facilities where City parks and school facilities adjoin one another in order to maximize the use of the property, minimize the cost of development, and enhance the recreational and educational opportunities for the community.

B. Public Facilities and Public Services Element

Objective PF 4.3: Provide public services at sites with existing public or institutional users.

The site is currently developed as a school site with lighted open fields and currently occupied by Brethren Christian High School (BCHS), a private school. Furthermore, the existing fields are used by A.Y.S.O and Sea View Little League during the evenings on weekdays and during the day on weekends. The existing uses on the site and proposed gymnasium and football fields are consistent with the General Plan objectives and policies by advocating the inclusion of educational and recreational uses that support resident needs within residential neighborhoods. In addition the proposed uses enhance the educational opportunities available for the youth of the community.

The proposed gymnasium and football field serve as sport/community facilities consistent in nature with the current use of the existing fields. The facilities will be compatible with the surrounding neighborhood. The facilities will be sited in a way that provides the greatest amount of buffer for the adjacent residential uses. As conditioned, a total of 209 parking spaces will be provided to accommodate events within the facilities. Furthermore, site improvement such as landscaping enhancements and an improved vehicular circulation system will be provided to enhance the appearance of the site and provide for a more efficient use of the parking lots. The design of the gymnasium will incorporate vertical and horizontal offsets to be compatible with and convey the visual and physical scale and character of surrounding residential neighborhood. In addition, landscaping will be installed on the southern elevation to soften the appearance of the gymnasium.

Zoning Compliance:

This project is located in the PS (Public Semipublic) zone and complies with the requirements of that zone, with exception of the parking requirement (see further discussion on parking below). In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance (HBZSO) and Municipal Code has been provided to the applicant (Attachment No. 4) for informational purposes only.

The existing private school complies with the minimum required on-site parking. The City parking code requires 7 spaces per classroom and 1 per staff member, including teachers and staff. The total required parking for the proposed school operation is 201 spaces. A total of 202 parking spaces are provided on-site. In 2000 the school received authorization to use 10 parking spaces on the adjacent Gisler Park parking lot. No written agreement however could be found which stipulates use of the spaces by the school. Therefore, the 10 overflow parking spaces are not factored into the 202 available parking spaces for the school. The HBZSO does not provide a parking ratio for purposes of determining the parking requirement for stadiums, bleachers, or gymnasiums. Parking ratios for similar uses identified in the HBZSO, such as theaters and assembly, are one parking space for every 3 seats. These uses are similar to the gymnasium and football field in that they involve seating area for spectators. The gymnasium and football field contain bleacher seating. The HBZSO indicates that one seat is equivalent to 18 inches when pews or benches are used. The gymnasium has a total of 938 lineal feet of seating area which is equivalent to 625 seats. The bleachers at the football stadium have a total of 936 lineal feet of seating area which is equivalent to 624 seats. Therefore the parking requirement for the gymnasium and football field is 208 and 209 parking spaces respectively. Events at the gymnasium and football field are not proposed to occur at the same time or during the school hours. Therefore, the parking ratio is applied to each use separately and the highest parking requirement, 209 parking spaces, applies to the whole site. In order to provide the minimum required parking for the site, staff has conditioned the project to provide seven additional parking spaces for a total of 209 on-site parking spaces.

Environmental Status:

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed project. Subsequently, Draft Negative Declaration No. 08-018 (Attachment No. 9) was prepared pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA). To analyze traffic a Traffic Study prepared by ACT Consulting Engineers (January 2009) was required. The study concluded that the proposed gymnasium and football field would not have a significant affect on the environment. Furthermore the study concludes that traffic generated by the gymnasium and football fields will not impact the surrounding streets. The study states that the gymnasium and football fields will generate approximately 228 vehicle trips, which is within the capacity of the surrounding local streets. (Refer to the discussion on traffic in the analysis section of the report form additional information)

The Planning Department advertised draft Negative Declaration No. 08-018 for twenty (20) days commencing on January 29, 2009, and ending on February 17, 2009. Comments were received from 44 residents concerning traffic, parking, lighting, and noise.

Environmental Board Comments:

The Environmental Board was notified of the draft Negative Declaration on February 17, 2009. The Environmental Board provided a letter (Attachment No. 9) addressing several issues including:

- Green building practices
- Parking
- Lighting and Glare

A response to the Environmental Board's comments as well as the 44 comment letters received has been prepared and included in the draft negative declaration (Attachment No. 9). In addition, the study was amended and an errata was prepared to update the Transportation/Traffic section of the negative declaration with additional information pertaining to parking. Also, the Noise section of the study was updated to reference the noise ordinance of the Municipal Code.

Prior to any action on Conditional Use Permit No. 08-052, it is necessary for the Planning Commission to review and act on Negative Declaration No. 08-018. Staff, in its initial study of the project, is recommending that the negative declaration be approved with findings.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board:

The project was reviewed by the Design Review Board (DRB) on November 20, 2008. The DRB recommended approval of the project with the following modifications to the plans:

- The landscape plans shall be modified to include landscaping along the entire length of the south elevation. The landscaping shall incorporate a horizontal element, such as three foot high shrubs, for the length of the building and vertical elements at every panel.
- The site plan shall be modified to include a pedestrian connection across the drive aisle perpendicular to Strathmore Lane between the main campus and the proposed gymnasium by shifting the parking spaces on the north side of the drive aisle to the east. The pedestrian connection shall incorporate decorative materials to differential the walkway from the drive aisle.
- The building elevation shall be modified to include an awning or canopy above the gymnasium entrance. Final design of the entrance shall be reviewed and approved by the Planning Department.

The applicant concurs with the DRB recommended modifications.

After reviewing comments received from the surrounding residents regarding the appearance of the proposed gymnasium the applicant has offered to make some additional changes to the plans. Neighbors were concerned with the appearance of the roll up doors located on the east elevation. The neighbors indicated that the roll up doors had an industrial appearance and were not appropriate for the area. The applicant proposes to replace the roll up doors with man doors to address this concern. This modification is incorporated into the conditions of approval (Attachment No. 1).

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 December 5, 2008 and is attached for informational purposes (Attachment No. 4). In addition, the Public Works Department recommended the following suggested conditions of approval (Attachment No. 2):

- Damaged portions of the sidewalk along the Bluefield Drive and Strathmoor Lane frontages shall be removed and replaced upon inspection by the Public Works Department pursuant to the Public works Department Standard Plan No. 207.

The applicant does not concur with this condition in that the project constitutes construction of ancillary building which does not necessitate the repair of damaged sidewalks. Furthermore, the applicant contends that any damage along the sidewalks is minor in nature.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 26, 2009, and notices were sent to property owners of record *and tenants* within a 1,000 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties. As of March 3, 2009, a total of 56 letters from surrounding residents have been received. A total of 54 letters opposing the request primarily cited issues with traffic, parking, noise, light glare, and aesthetics. Only two letters of support were received from surrounding residents.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

December 17, 2008

MANDATORY PROCESSING DATE(S):

Negative Declaration: June 15, 2009 (180 days)

Conditional Use Permit: Within 60 days from Negative Declaration Approval

Conditional Use Permit No. 08-052 was filed on October 9, 2008, and deemed complete December 17, 2008. The application is scheduled for public hearing before the Planning Commission on March 10, 2009.

ANALYSIS:

The primary planning issues to consider with this request are compatibility with the surrounding residential land uses, traffic, parking, noise, hours of operation, and proposed activities such as school events, private events, and sports activities.

Land Use Compatibility

The subject site is located in the PS (Public-Semipublic) zone which allows for public and private schools. The subject site has operated as a private school since 1998 on a closed former public school site. Accessory uses such as a gymnasium and football field are allowed within the PS zone with the

approval of a conditional use permit. The site is surrounded by residential uses to the north, east, and south across a 180 ft. wide Southern California Edison easement. The proposed gymnasium and football field are characteristic of properties zoned for public uses. This is evident at other school sites developed with similar amenities within the City that are surrounded by residential uses. In addition, the subject site is currently provided with lighted fields and is used regularly by youth sports organization in the evenings. The proposed sports facilities will be similar in nature to the activities presently occurring on the site and other school sites with a similar zoning classification.

Throughout the City, PS zones are situated amidst residential zones in order to provide needed services to the surrounding neighborhoods. The proposed gymnasium and football fields will provide recreational and educational opportunities for the community. The gymnasium is designed to be compatible with the surrounding neighborhood by providing vertical and horizontal building offsets and landscaping to soften the appearance of the structure. Furthermore, the gymnasium and football 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, the entrances to the gymnasium and football field are oriented towards the interior of the site away from the surrounding residential uses.

Traffic and Parking Impacts

Traffic

Vehicle trips for the existing private school were originally analyzed in a traffic study prepared by ACT Consulting Engineers, Inc. in 2000 and updated in an addendum to the traffic study prepared by CNC Engineering in 2009. The study analyzed peak a.m. traffic demand indicating that the school related traffic between 7:30 am and 8:05 am will be approximately 270 vehicles. The traffic study also stated the volume of traffic generated by the school during the morning drop-off period, which is expected to be the most intense, is well within the capacity of the surrounding local streets, which is approximately 1,000 vehicle trips per hour based on the Highway Capacity Manual 2000. The campus has two parking lots one on the north end of the site and a separate lot with a drop off area on the south end of the site. The south parking lot can better accommodate vehicle queuing during drop off and pick up traffic. The 2000 traffic study recommended that traffic guards be dispatched to direct traffic from the northerly parking lot to the appropriate drop-off area in the southerly parking lot. This recommendation was made a condition of approval of Entitlement Plan Amendment No. 99-16 and remains in effect.

Vehicle trips for the proposed 27,000 sq. ft. gymnasium and football field were also analyzed in the addendum prepared by CNC Engineering. The addendum stated that an event within the gymnasium or adjacent field is anticipated to generate approximately 228 trips, 42 trips less than the peak traffic demand of the school. Events at the gymnasium and football field are not proposed to occur at the same time or during the school's afternoon peak traffic demand (between 2:15 p.m. and 2:45 p.m.). The events are proposed to occur in the evenings between 7:00 p.m. and 9:00 p.m. Furthermore, A.Y.S.O. and Sea View Little League will not engage in any activities during the same time that BCHS events are to be held within the gymnasium and football field. Therefore, the trip generations associated with the gymnasium and football field are not accompanied by vehicle trips generated by other activities on the site. Per consultation with the Public Works Department 228 trips in the evening hours can be accommodated by

the surrounding local street, which as previously mentioned have a capacity of handling approximately 1,000 vehicle trips with no impacts to traffic flows.

Parking

As previously stated the parking requirement for site is 209 parking spaces. The project site proposes to provide 202 parking spaces (not including the 10 overflow parking space at the Gisler Park parking lot). Staff recommends a condition of approval requiring seven additional parking spaces be provided for the school. The site plan indicates that area is available in front of the gymnasium and across from the existing covered mall to provide the additional parking spaces. Modifying the plan to include additional spaces will not affect on-site circulation. Alternatively, the school could enter into a formal agreement to secure up to 10 parking spaces on the adjacent Gisler Park parking lot. The applicant is currently reviewing this suggested condition of approval (No. 1(f)).

Construction of a new drive aisle behind the classroom buildings improves circulation within the site. As previously stated, the northern parking does not currently have an on-site connection with the parking lot to the south. This configuration forces motorists to exit the site in search of a parking space in one of the other parking lots. The plans indicate that a drive aisle is proposed along the rear of the classroom buildings to connect the two parking areas. This connection will greatly enhance vehicular circulation on the site allowing motorists to circulate between all the on-site parking without having to exit the site onto the surrounding local streets in search of available parking. The proposed drive aisle will not conflict with students walking to the open field in that the field is fenced off and provided with only a few points of access. The main access to the field is located in front of the proposed gymnasium. The project is conditioned to provide a pedestrian walkway to gymnasium with will provide safe pedestrian access to the field.

Staff has determined that the proposed sport facilities will not have an impact to the flow of traffic on the existing roadways and, as conditioned, will be provided with sufficient on-site parking. However, due to neighborhood concern with the number of organizations using the site, staff recommends the following conditions of approval related to traffic and parking which are consistent with conditions of approval placed on other school sites with similar activities:

- A neighborhood traffic committee shall be established to express concerns and suggest methods of improvement. BCHS shall meet with the neighborhood committee six months after completion of the gymnasium, and annually thereafter, in order to assess the parking and traffic at the site. If, after six months of operation, there are substantial neighborhood concerns with traffic and/or parking, then issues will be analyzed by Planning staff and if necessary, shall be subject to further review by the Planning Commission in order to resolve any outstanding concerns.
- An information packet shall be distributed throughout the entire neighborhood and shall contain contact information, school policies regarding traffic and parking control, and calendar of events for the upcoming year.
- There shall be two parking lot attendants at both the front and rear parking areas during all events. Attendants shall be identifiable to persons in vehicles and shall direct traffic entering into and existing from the site.

The applicant is currently reviewing the suggested conditions of approval (Nos. 4(a), (b), and (d)).

Noise

Per Section 8.4.090 of the Municipal code, *Noise Control - Special Provisions*, school bands, school athletics and school entertainment events, are exempt from the provisions of the noise ordinance because these are typical activities of junior high and high schools. None the less, increased noise from all the proposed activities and the football games may occur. Noise during the football games will be intermittent and not sustained over long periods of time. These sounds may include but are not limited to cheering, announcements, and whistling. The Noise Ordinance allows intermittent intervals of noise to exceed the maximum allowed level of 55 decibels when they are not sustained for long periods of time. The majority of events will occur during daylight hours. Evening football games, which start at 7:00 p.m. and end at 9:30 p.m., will be limited to approximately five games during the football season on Friday nights. Schools and school related activities, such as school athletics and school entertainment events, are found throughout the City within residential neighborhoods in order to provide recreational and education opportunities to the surrounding community.

The project may result in a reduction in noise from other activities during the day due to the availability of the gymnasium. Existing uses such as physical education and, choir, and drama practice currently operate outdoors. These uses will be relocated to within the proposed gymnasium.

Schedule of activities

The site is used by several parties. The Huntington Beach City School District has agreements with A.Y.S.O. and Sea View Little League to use the soccer fields and baseball fields. The City has allotted them use of the fields Monday through Friday between the hours of 5:00 p.m. and 9:00 p.m. and on Saturdays between the hours of 8:00 a.m. and 5 p.m. BCHS's hours of operation are Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. BCHS proposes to operate the gymnasium and football field weekdays between the hours of 7:00 p.m. and 9:30 p.m. (A schedule of event for BCHS sport programming is provided in Attachment No. 12) The gymnasium will also be made available to the surrounding community, churches, and youth programs. A detailed list and schedule for these types of uses within the gymnasium has not been provided to staff. However, use of the gymnasium and football field is conditioned not occur at the same time and must not overlap with A.Y.S.O. and Sea View Little League activities. The applicant has proposed the following security measures, which have been made suggested conditions of approval (Nos. 1(e), 3(b), and 4(h)), to regulate events on campus:

- All groups to hold an event on the campus, will be required to have security personnel on site 30 minutes prior to, during, and 30 minutes after the event. They will be responsible for cleaning any trash debris, ensure that people do not loiter after events.
- Security cameras shall be installed to help monitor the site.
- Gates will be installed at the entrance to all parking areas to restrict vehicular access to the site after hours.

With the suggested condition of approval requiring the staggering of time for events, school games, and A.Y.S.O. and Sea View Little League activity, staff believes there will not be a significant impact to the surrounding neighborhood.

SUMMARY:

Staff has evaluated the project with regard to traffic impacts and neighborhood compatibility and has determined that the proposed development will implement General Plan land use goals and is in substantial compliance with Huntington Beach Zoning and Subdivision Ordinance development standards applicable to the property. The project will serve the recreational needs for the community and surrounding region without creating adverse traffic, noise, or lighting impacts within the neighborhood. Staff recommends approval of Conditional Use Permit 08-052 for the following reasons:

- Consistent with the General Plan objectives and policies advocating inclusion of recreational uses that support resident needs within residential neighborhoods, provides employment opportunities for residents of the City and surrounding region, and enhances the educational opportunities available to the youth of the community.
- Complies with the applicable HBZSO site development standards including parking.
- Several conditions of approval including neighborhood outreach and traffic monitoring are proposed.
- No net increase in vehicle trips.
- Hours of operation for the different activities found on the site will not overlap
- Traffic to and from the subject site will be directed by parking attendants located at each of the entrances to the school.

ATTACHMENTS:

1. Suggested Findings and Conditions for Approval – Negative Declaration No. 08-018/ Conditional Use Permit No. 08-052
2. Public Works Department suggested conditions of approval dated November 19, 2008
3. Site Plan, Floor Plans and Elevations dated October 9, 2008
4. Code Requirements Letter dated December 5, 2008 (for informational purposes only).
5. Narrative dated October 9, 2008
6. Letters of support
7. Letters of opposition
8. Applicant's invitation to a community meeting on March 3, 2009
9. Negative Declaration No. 08-018
10. Conditional Use Permit No. 98-27 dated May 28, 1998
11. Entitlement Plan Amendment No. 99-16 dated April 28, 2000
12. Schedule of BCHS 2008 sport program

SH:HF:RT:lw

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

NEGATIVE DECLARATION NO. 08-018/ CONDITIONAL USE PERMIT NO. 08-052

SUGGESTED FINDINGS FOR APPROVAL - NEGATIVE DECLARATION NO. 08-018:

1. The Negative Declaration No. 08-018 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 twenty (20) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Negative Declaration and Conditional Use Permit No. 08-052.
2. Conditions of approval avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. Several conditions of approval including neighborhood outreach program and traffic monitoring will reduce potential traffic impacts associated with the school. In addition, staggered start and end time will reduce the impacts to the neighborhood to a less than significant level.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the conditions of approval for Conditional Use Permit No. 08-052, will have a significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 08-052:

1. Conditional Use Permit No. 08-052 for the (a) construction of an approximately 27,000 sq. ft., maximum 34 ft. tall gymnasium including (b) associated site improvements consisting of enhancing existing landscape constructing three parking areas totaling 92 parking spaces, and resurfacing existing parking areas, (c) use of the gymnasium for school related events and indoor boys and girls junior varsity and varsity sport games and practice including 10 basketball games during school hours and in the evenings after school hours, (d) use of the gymnasium for the surrounding community, churches, and youth programs and (e) use of an existing multi-purpose soccer field as a football field, install bleachers, and four portable light standards for boys junior varsity and varsity football games and practice during school hours and in the evenings after school hours 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. Potential traffic impacts will be minimized through the use of staggered start and end times, a neighborhood outreach program including the formation of a neighborhood traffic committee and designating of neighborhood liaisons to the school. An additional measure consisting of monitors to regulate traffic entering and exiting the subject site during events will reduce impacts to the surrounding residential neighborhood.

2. The conditional use permit will be compatible with surrounding uses because the site is currently provided with lighted fields and is used regularly by youth sports organization in the evenings. The proposed sports facilities will be similar in nature to the activities presently occurring on the site. The placement of the gymnasium and football field and bleachers provides as much buffer area as possible for the adjacent residential uses. The proposed portable light fixtures are much shorter in height when compared to the existing light standards (30 ft. vs. 70 ft.). In addition, the gymnasium will be a tilt-up concrete structure with two visible components. The first component will house the ancillary rooms (restrooms, team rooms, concession area, ticket booth, etc...) and will be approximately 22 ft. high – similar in height to the existing classroom structures. The second component houses the courts and is approximately 34 ft. in height – similar in height to surrounding multi-family structures.
3. The proposed construction of a gymnasium at the subject property 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 proposed school facilities comply with all code requirements including building height, landscaping, parking, and any specific condition required for the proposed use in the district in which it would be located. One permanent surplus parking spaces and additional overflow parking will be available on the subject site.
4. The granting of the conditional use permit will not adversely affect the General Plan. The proposed residential use is consistent with the Land Use Element designation of Public on the subject property. The project will serve the educational needs of community and surrounding region and is consistent with the following goals and policies of the General Plan:

Objective LU 9.4: Provide for the inclusion of recreational, institutional, religious, educational, and service uses that support resident needs within residential neighborhoods.

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 9.4.2: Require that institutional structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures.

Policy LU 9.4.3: Encourage the development and public use of City/School District joint use facilities where City parks and school facilities adjoin one another in order to maximize the use of the property, minimize the cost of development, and enhance the recreational and educational opportunities for the community.

Objective PF 4.3: Provide public services at sites with existing public or institutional users.

The site is currently developed as a school site with lighted open fields and currently occupied by Brethren Christian High School (BCHS), a private school. Furthermore, the existing fields are used by A.Y.S.O and Sea View Little League during the evenings on weekdays and during the day on weekends. The

existing uses on the site and proposed gymnasium and football fields are consistent with the General Plan objectives and policies by advocating the inclusion of educational and recreational uses that support resident needs within residential neighborhoods. In addition the proposed uses provide additional employment opportunities for residents of the City and surrounding region and enhance the educational opportunities available for the youth of the community.

The proposed gymnasium and football field serve as sport/community facilities consistent in nature with the current use of the existing fields. The facilities will be compatible with the surrounding neighborhood. The facilities will be sited in a way that provides the greatest amount of buffer for the adjacent residential uses. A total of 202 parking spaces will be provided on site to accommodate events within the facilities. Furthermore, site improvement such as landscaping enhancements and an improved vehicular circulation system will be provided to enhance the appearance of the site and provide for a more efficient use of the parking lots. The design of the gymnasium will incorporate vertical and horizontal offsets to be compatible with and convey the visual and physical scale and character of surrounding residential neighborhood. In addition, landscaping will be installed on the southern elevation to soften the appearance of the gymnasium.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 08-052:

1. The site plan, floor plans, and elevations received and dated October 9, 2008 shall be the conceptually approved design with the following modifications:
 - a. The landscape plans shall be modified to include landscaping along the entire length of the south elevation. The landscaping shall incorporate a horizontal element, such as three foot high shrubs, for the length of the building and vertical elements at every panel. **(DRB)**
 - b. The site plan shall be modified to include a pedestrian connection across the drive aisle perpendicular to Strathmore Lane between the main campus and the proposed gymnasium by shifting the parking spaces on the north side of the drive aisle to the east. The pedestrian connection shall incorporate decorative materials to differential the walkway from the drive aisle. **(DRB)**
 - c. The building elevation shall be modified to include an awning or canopy above the gymnasium entrance. Final design of the entrance shall be reviewed and approved by the Planning Department. **(DRB)**
 - d. The industrial roll up doors on the east elevations shall be removed and replaced with man doors
 - e. Gates will be installed at the entrance to all parking areas to restrict vehicular access to the site after hours. Final design and location of the gates shall be reviewed and approved by the Planning, Public Works, and Fire Departments.
 - f. The site plan shall provide and identify seven additional parking spaces.
2. 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>).

3. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released until the following has been completed:
 - a. Applicant provides written confirmation of formation of a neighborhood traffic committee, with signatures of members.
 - b. Security cameras shall be installed to help monitor the site.
4. The use shall comply with the following:
 - a. A neighborhood traffic committee shall be established to allow neighbors to express concerns and suggest methods of improving traffic and pedestrian safety. Brethren Christian School shall meet with their regular neighborhood committee six months after issuance of the certificate of occupancy, and once a year thereafter, in order to assess the parking and traffic at the site. If, after six months of operation, there are substantial neighborhood concerns with traffic and/or parking, then the issues shall be analyzed by Planning and Public Works staff and if necessary, shall be subject to further review by the Planning Commission in order to resolve any outstanding concerns.
 - b. There shall be a minimum of two parking lot attendants stationed at each of the two parking lot entrances. Attendants shall be identifiable to persons in vehicles and shall direct traffic entering into and existing from the site.
 - c. Use of the gymnasium and football field shall not occur at the same time and shall not overlap with A.Y.S.O. and Sea View Little League activities or any other school activity.
 - d. Prior to the start of each school year, an informational packet shall be distributed throughout the entire neighborhood and to the City of Huntington Beach Planning Department with the following information:
 - e. School contact information,
 - f. School policies regarding traffic and parking control
 - g. A calendar of events for the upcoming school year. The calendar of events shall include the next meeting date for the neighborhood traffic committee.
 - h. All groups to hold an event on the campus, will be required to have security personnel on site 30 minutes prior to, during, and 30 minutes after the event. They will be responsible for cleaning any trash debris, ensure that people do not loiter after events.
 - i. The use shall comply with all the conditions of approval of Conditional Use Permit No. 98-27 and Entitlement Plan Amendment No. 99-16.
5. Signage shall be subject to separate permits.
6. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of

approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

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.



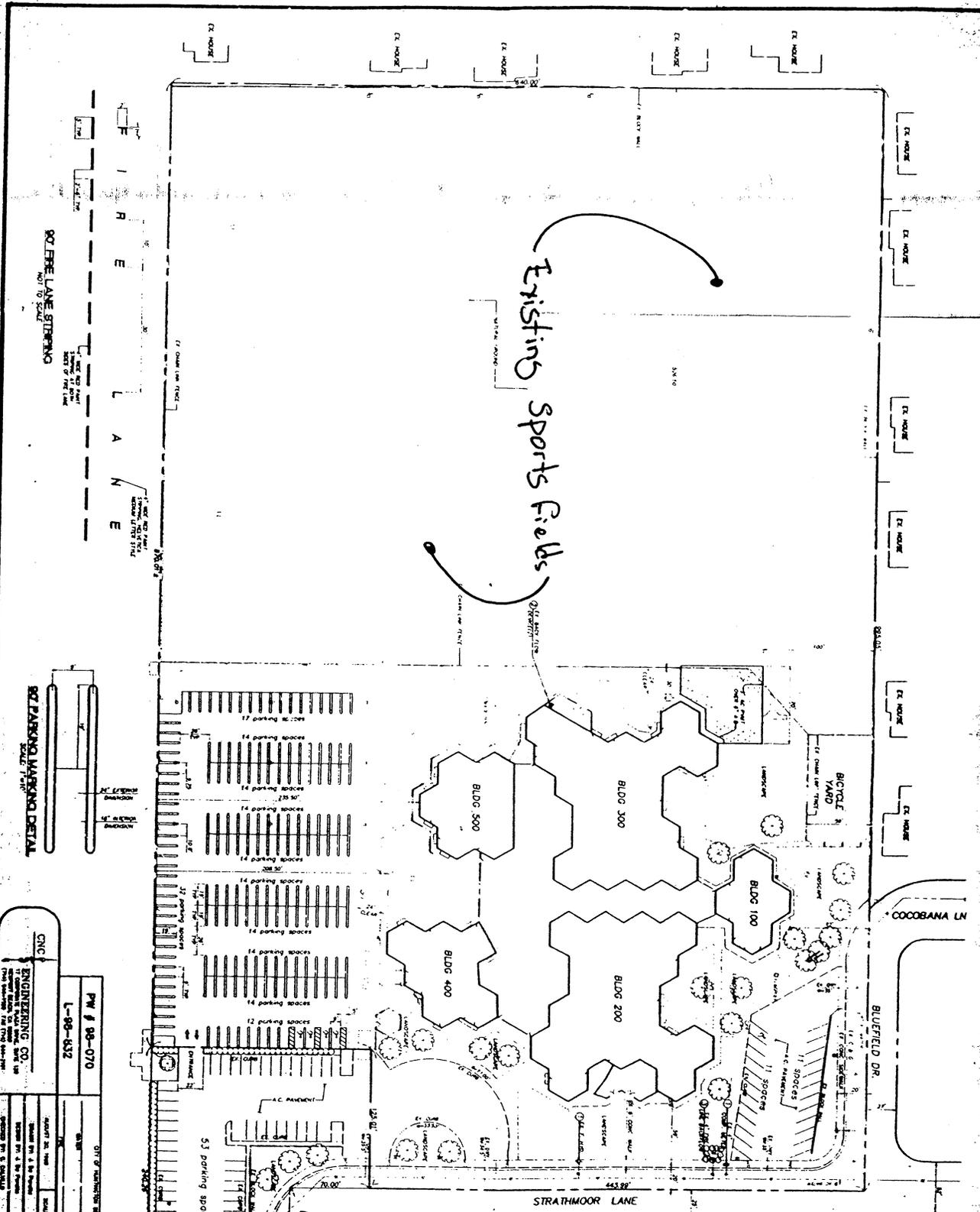
**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL**

DATE: NOVEMBER 19, 2008
PROJECT NAME: BRETHREN CHRISTIAN PRIVATE SCHOOL
ENTITLEMENTS: EPA 2008-005
PLNG APPLICATION NO: 2008-0202
DATE OF PLANS: OCTOBER 9, 2008
PROJECT LOCATION: 21141 STRATHMOOR LANE
PROJECT PLANNER: RAMI TALLEH, SENIOR PLANNER
TELEPHONE/E-MAIL: 714-374-1682 / RTALLEH@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL: 714-536-5431 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO AMEND A PREVIOUSLY APPROVED SITE PLAN FOR BRETHREN CHRISTIAN PRIVATE SCHOOL BY CONSTRUCTING A NEW 27,005 SQ. FT. GYMNASIUM AND RECONFIGURING / EXPANDING AN EXISTING PARKING LOT.

**THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

1. A Precise Grading Plan shall include the following improvements on the plan:
 - a. Damaged portions of the sidewalk along the Bluefield Drive and Strathmoor Lane frontages shall be removed and replaced upon inspection by the Public Works Department pursuant to the Public works Department Standard Plan No. 207.

ATTACHMENT NO. 21



802 EHE LANE STRATHMOOR
 NOT TO SCALE

802 PARKING MARKING DETAIL
 SCALE: 1/8" = 1'-0"

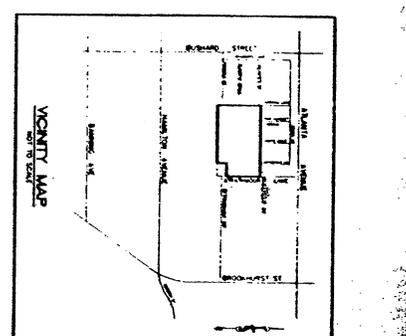
CNC
 ENGINEERING CO.
 1700 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303-733-1100
 FAX: 303-733-1101

CONCERNING & UTILITY
 1700 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303-733-1100
 FAX: 303-733-1101

LEGEND

---	EXISTING FENCE
---	NEW FENCE
---	EXISTING DRIVE
---	NEW DRIVE
---	EXISTING SIDEWALK
---	NEW SIDEWALK
---	EXISTING PAVEMENT
---	NEW PAVEMENT
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CONCEPTUAL SITE PLAN
 APPROVED
 1. PROJECT EXISTING BUILDING SERVICE WITH 2' BUFFER
 2. PROJECT EXISTING DRIVE PER STD 609
 3. PROJECT EXISTING DRIVE PER STD 609
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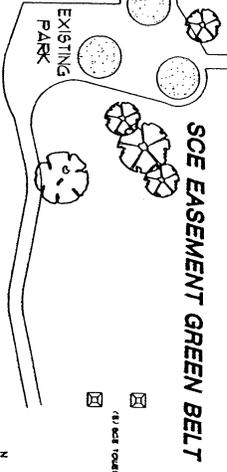


Existing Site Plan

SCE EASEMENT GREEN BELT

EXISTING PARKING	NEW PARKING	PROPOSED PARKING SECTION 3124A	PARKING REQUIRED SECTION 3124A	PARKING PROVIDED	TOTAL
11 SPACES	11 SPACES	11 SPACES	11 SPACES	11 SPACES	22 SPACES
11 SPACES	11 SPACES	11 SPACES	11 SPACES	11 SPACES	22 SPACES
11 SPACES	11 SPACES	11 SPACES	11 SPACES	11 SPACES	22 SPACES
11 SPACES	11 SPACES	11 SPACES	11 SPACES	11 SPACES	22 SPACES
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11 SPACES	11 SPACES	11 SPACES	11 SPACES	11 SPACES	22 SPACES

SECTION	AREA (SQ. FT.)	AREA (ACRES)	PROPOSED	EXISTING
SECTION 1	31,428	0.72	31,428	31,428
SECTION 2	31,428	0.72	31,428	31,428
SECTION 3	31,428	0.72	31,428	31,428
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SITE PLAN
7-10-07



SITE PLAN

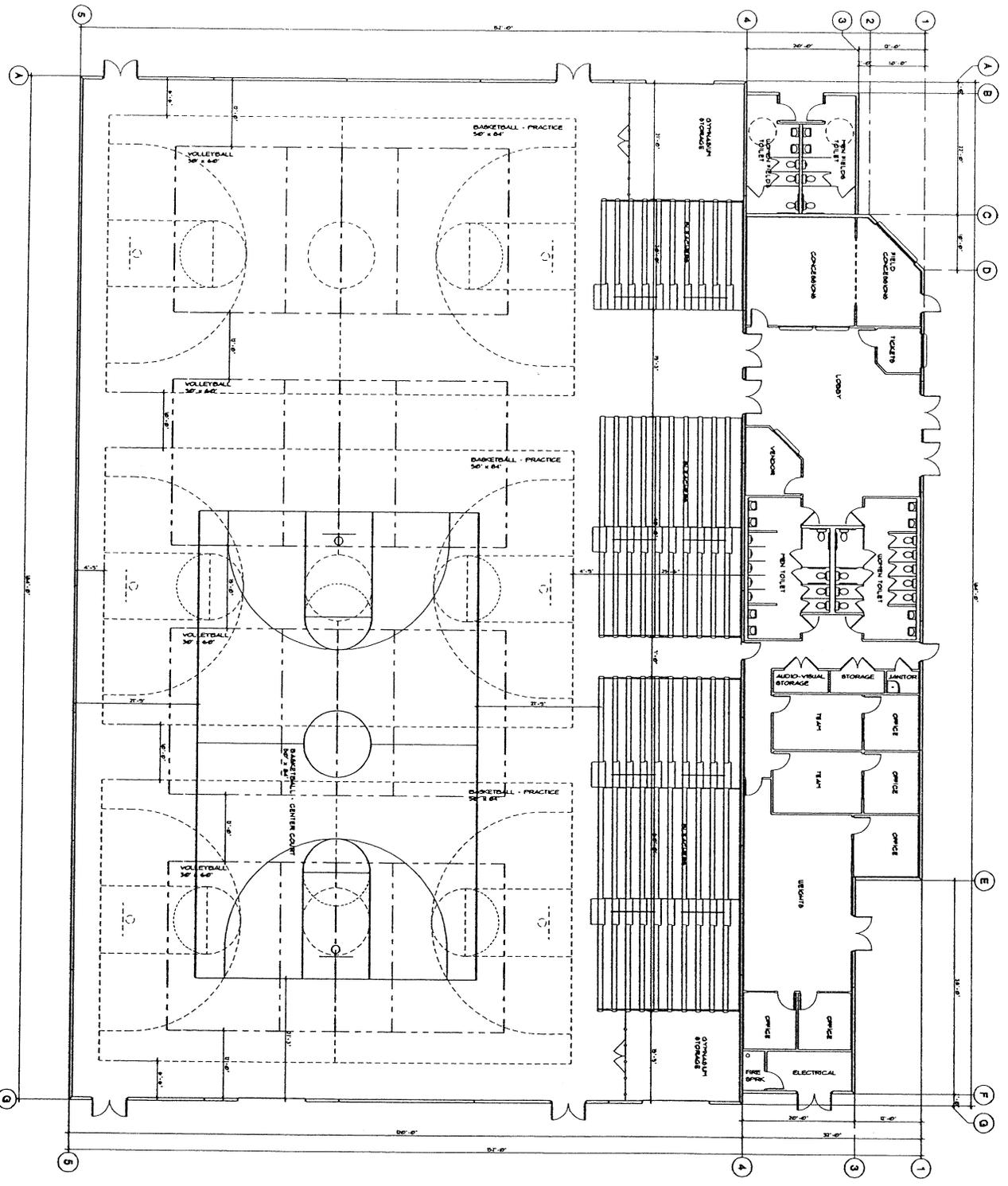
DATE: 01/07
BY: [Signature]

REVISIONS:
 1. DATE: 01/07
 2. DATE: 01/07
 3. DATE: 01/07
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 9. DATE: 01/07
 10. DATE: 01/07

**BRETHREN CHRISTIAN
HIGH SCHOOL**
 21141 STRATHMOOR LANE
 HUNTINGTON BEACH, CA

net development co
 3130 Alhambra Avenue, Costa Mesa, California 92626
 Phone (714) 754-4054 Fax (714) 754-0188

ATTACHMENT NO. 22



FLOOR PLAN

VERSION 1



D21

FLOOR PLAN

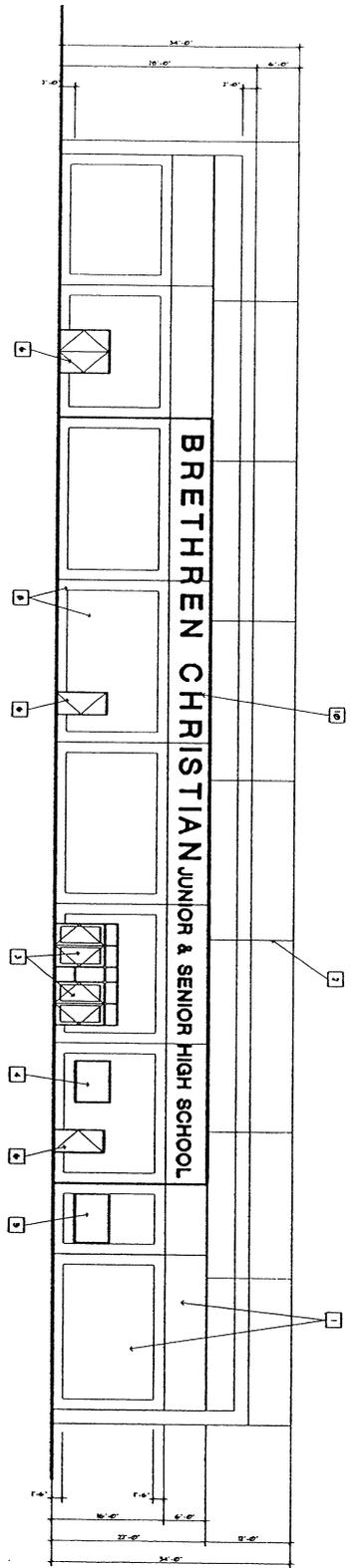
DATE: 08/07
 08/07

REVISION	DATE
SCHEMATIC A	11 JUN 98
SCHEMATIC B	19 JUN 98
SCHEMATIC C	18 JUL 98
SCHEMATIC D	23 SEP 98
SCHEMATIC E	16 SEP 98
PLANNING DRAW	29 OCT 98
CONTRACT	

**BRETHREN CHRISTIAN
 HIGH SCHOOL**
 2141 STRATHMOOR LANE
 HUNTINGTON BEACH, CA.

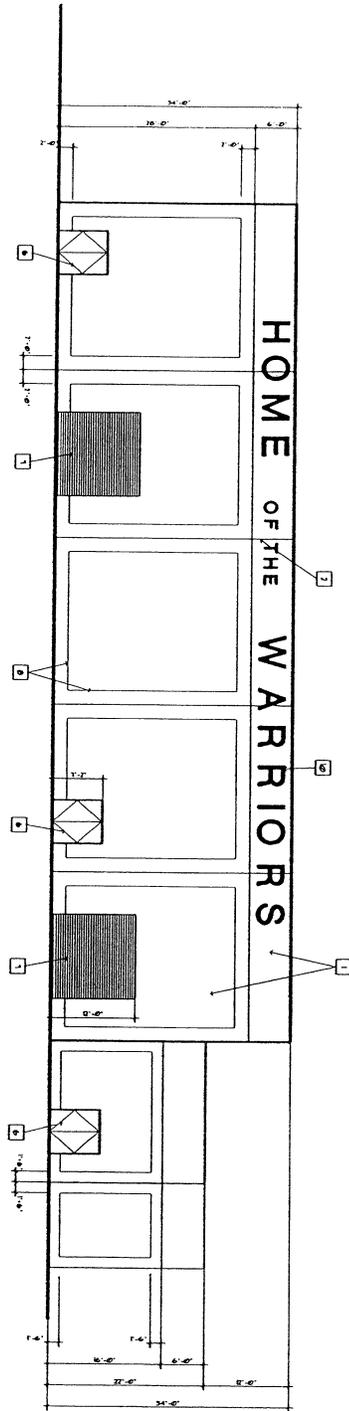
net development co
 2130 Albany Avenue, Costa Mesa, California 92626
 Phone (714) 754-4454 Fax (714) 754-0166

ATTACHMENT NO. 53



NORTH - FRONT ELEVATION

1/28/94 1



EAST - LEFT SIDE ELEVATION

1/28/94 2

KEY NOTES

- 1 CONCRETE TILT-UP WALL PANEL, PAINTED
- 2 CONCRETE PANEL JOINT
- 3 ALUMINUM STOREFRONT DOOR AND WINDOW SYSTEM WITH TINTED GLASS
- 4 ALUMINUM STOREFRONT WINDOW UNIT WITH TINTED GLASS AND 3/4" CONCRETE SCREVE REVEAL
- 5 ALUMINUM STOREFRONT ALUMINUM WINDOW UNIT WITH TINTED GLASS FORM CONCRESSIONS
- 6 HOLLOW METAL DOOR AND FRAME PAINTED
- 7 OVERHEAD ROLL UP DOOR PAINTED
- 8 3/4" CONCRETE SCREVE REVEAL
- 9 PAINTED SCHOOL LOGO/NAME

BRETHREN CHRISTIAN
HIGH SCHOOL
21141 STRATHMOOR LANE
HUNTINGTON BEACH, CA

REVISION	DATE
SCHEMATIC A	11 JUNE 93
SCHEMATIC A	19 JUNE 93
SCHEMATIC C	12 AUG 93
SCHEMATIC D	01 SEP 93
SCHEMATIC E	16 SEP 93
PERMITTING SET	09 OCT 93

net
development co
2110 49th Avenue, Suite 200, Huntington Beach, CA 92648
Phone (714) 754-4254 Fax (714) 754-4188

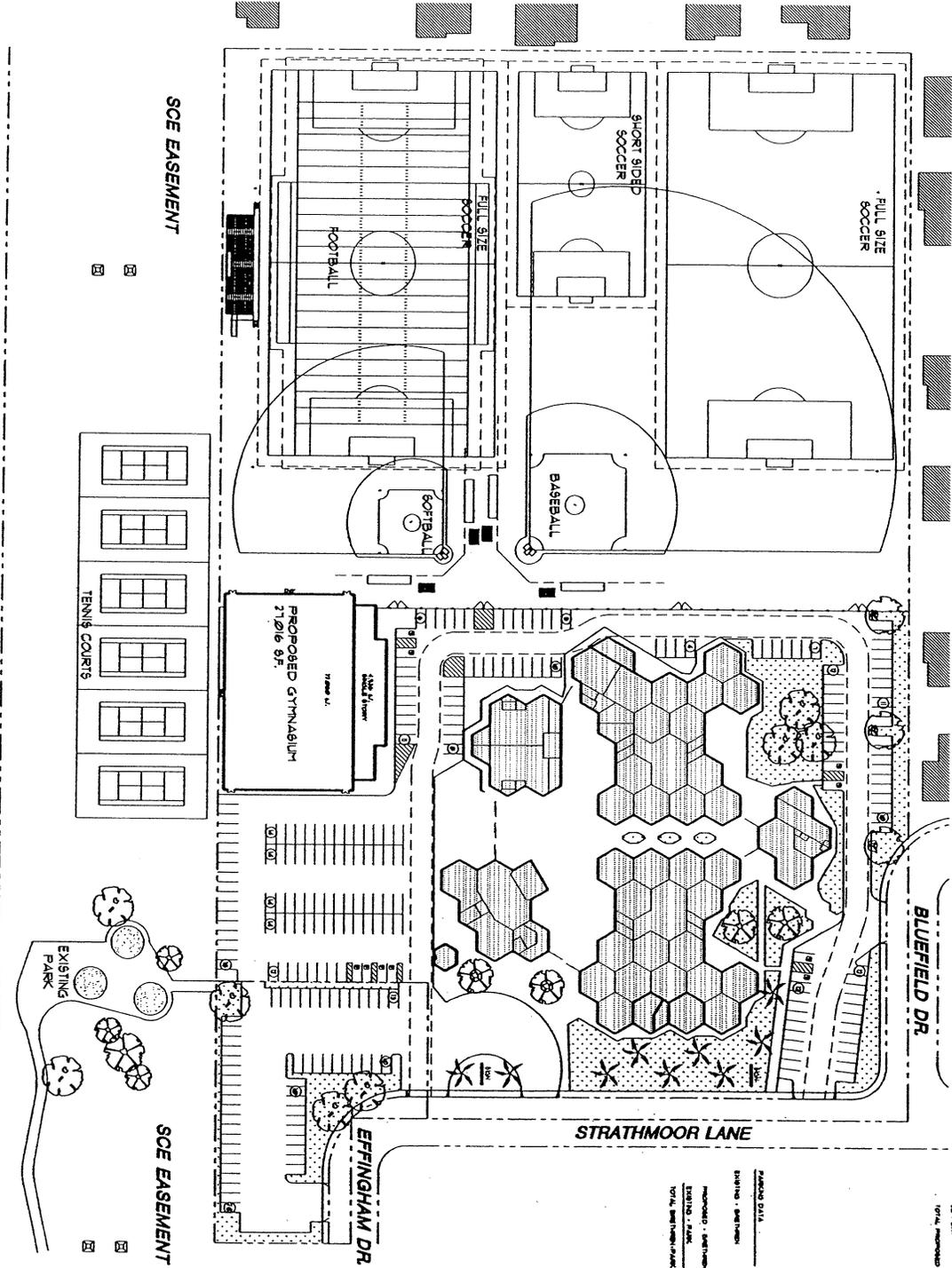
ATTACHMENT NO. 24

D31

EXTERIOR ELEVATIONS

DATE: 08/10/07
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
PROJECT: BRETHREN CHRISTIAN HIGH SCHOOL
SHEET NO. 1 OF 1

BRETHREN CHRISTIAN JUNIOR & SENIOR HIGH SCHOOL



PROPOSAL DATA

OWNER	ABC
ARCHITECT	FROM THE ARCHITECT
CONTRACTOR	NAME SA
ALLOTMENT AREA	41
APPROXIMATE NUMBER	NAME SA
TOTAL ALLOTMENTS	NAME SA
PROPOSED AREA	71,000 SF
EXISTING AREA	4,000 SF
TOTAL PROPOSED	75,000 SF

PLANNING DATA

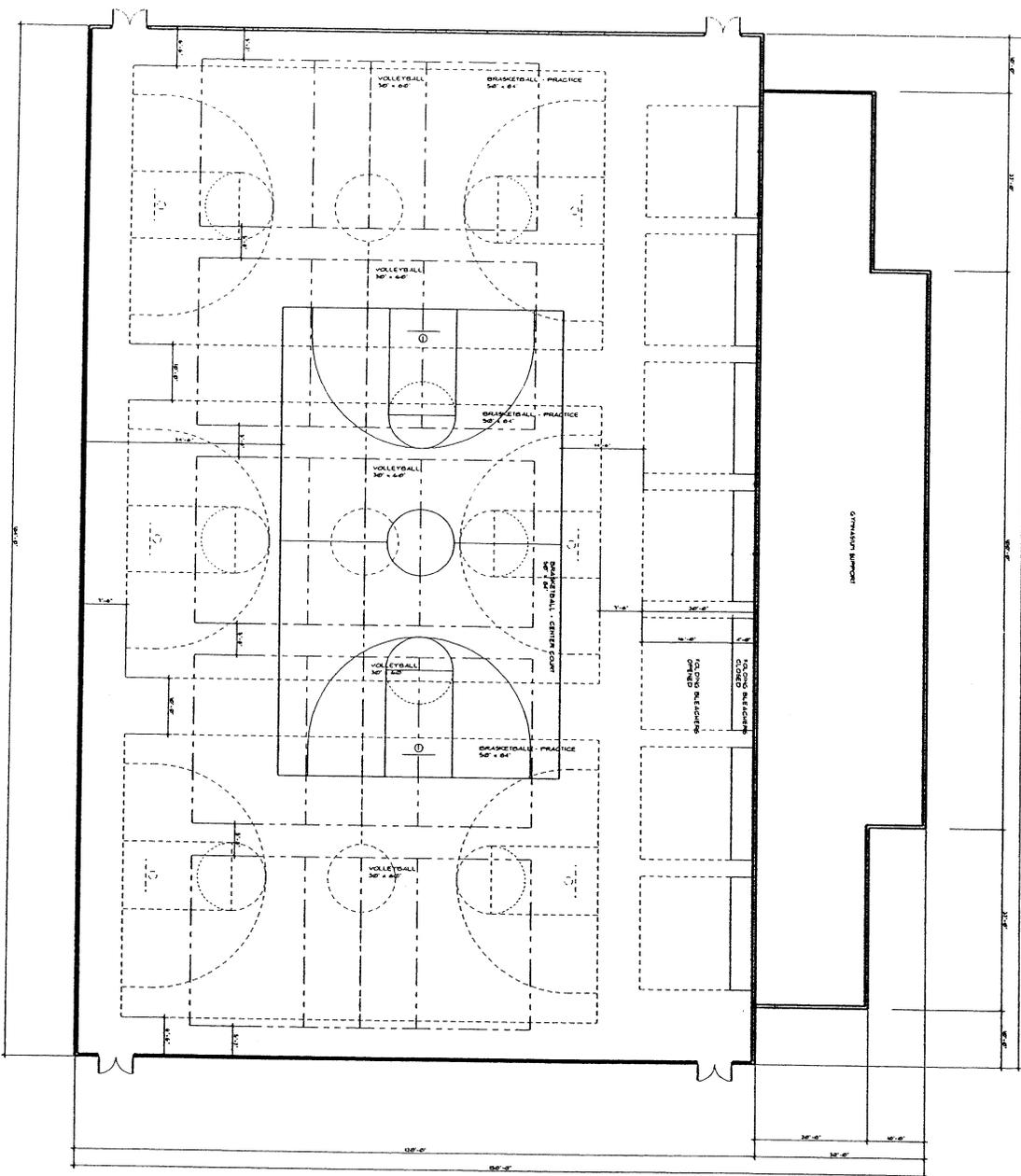
EXISTING - BATHROOM	NO BRACKETS
PROPOSED - BATHROOM	11 BRACKETS
EXISTING - PARK	11 BRACKETS
TOTAL BATHROOM/PARK	NO BRACKETS

**BRETHREN CHRISTIAN
HIGH SCHOOL**
21141 STRATHMOOR LANE
HUNTINGTON BEACH, CA

DATE: 11/24/00
SCALE: 1/4" = 1'-0"
DRAWN BY: [Name]
CHECKED BY: [Name]

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. REFER TO ALL OTHER SHEETS FOR COMPLETE INFORMATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

BRETHREN CHRISTIAN
 JUNIOR & SENIOR HIGH SCHOOL



SCHEME C CONCEPTUAL FLOOR PLAN

1



BRETHREN CHRISTIAN
 HIGH SCHOOL

21141 STRATHMOOR LANE
 HUNTINGTON BEACH, CA

DATE: 11/01/08
 DRAWN BY: J. B. B. B.
 CHECKED BY: J. B. B. B.
 PROJECT: SCHEME C

NOT TO SCALE. THIS IS A CONCEPTUAL FLOOR PLAN. IT IS NOT A CONTRACT DOCUMENT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

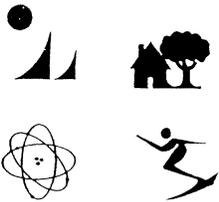
DATE: 11/01/08

SCALE: AS SHOWN

FLOOR PLAN

D2.1

ATTACHMENT NO. 3.7



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

December 5, 2008

Kevin A. Coleman
Net Development
3130 Airway Avenue
Costa Mesa, CA 92626

**SUBJECT: ENTITLEMENT PLAN AMENDMENT 08-005/ CONDITIONAL USE PERMIT
NO. 08-052 (21141 STRATHMOOR LANE – BROTHERS CHRISTIAN SCHOOL
GYMNASIUM)
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Coleman:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1682 or at rtalleh@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,


Rami Talleh,
Associate Planner

Enclosure

cc: Gerald Caraig, Building and Safety Department – 714-374-1575
Lee Caldwell, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-1692
Herb Fauland, Principal Planner
Jason Kelley, Planning Department
Huntington Beach City School District, P.O. Box 71, Huntington Beach, CA 92648

G:\Talleh\2008\Staff Review\21141 Strathmoore (Brethren Christian School)\21141 Code Letter.doc



HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

PROJECT NAME: BRETHREN CHRISTIAN SCHOOL

PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-202

ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 2008-005

DATE OF PLANS: OCTOBER 9, 2008

PROJECT LOCATION: 21141 STRATHMOOR LANE (EAST SIDE OF STRATHMOOR LN., SOUTH OF ATLANTA AVE.)

PLAN REVIEWER: RAMI TALLEH, SENIOR PLANNER

TELEPHONE/E-MAIL: (714) 374-1682

PROJECT DESCRIPTION: TO AMEND A PREVIOUSLY APPROVED SITE PAN FOR BRETHREN CHRISTIAN SCHOOL BY CONSTRUCTING A 27,005 SQ. FT. GYMNASIUM AND RECONFIGURING/EXPANDING AN EXISTING PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

ENTITLEMENT PLAN AMENDMENT 08-005/ CONDITIONAL USE PERMIT NO. 08-052:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
 - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view.
 - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building.

Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).

- d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
 - f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.
2. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building & Safety, Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Submit three (3) copies of the site plan and the processing fee to the Planning Department for addressing purposes. The addressing Assignment shall be reviewed and approved prior to submittal for building permits.
 3. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
 4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
 5. Entitlement Plan Amendment No. 08-005/ Conditional Use Permit No. 08-052 shall not become effective until the ten calendar day appeal period following the approval of the entitlements has elapsed.
 6. Entitlement Plan Amendment No. 08-005/ Conditional Use Permit No. 08-052 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.

7. The Planning Commission reserves the right to revoke Entitlement Plan Amendment No. 08-005/ Conditional Use Permit No. 08-052 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
10. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Exemption or Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action. If a Notice of Determination is required an additional check in the amount of \$1,800 for California Department of Fish and Game shall be made out to County of Orange and submitted within two (2) days of the Planning Commission's action.
11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.



**CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: NOVEMBER 3, 2008
PROJECT NAME: BRETHREN CHRISTIAN SCHOOL
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 2008-202
ENTITLEMENTS: ENTITLEMENT PLAN AMENDMENT NO. 2008-005
DATE OF PLANS: OCTOBER 9, 2008
PROJECT LOCATION: 21141 STRATHMOOR LANE (EAST SIDE OF STRATHMOOR LN., SOUTH OF ATLANTA AVE.)
PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION: TO AMEND A PREVIOUSLY APPROVED SITE PLAN FOR BRETHREN CHRISTIAN SCHOOL BY CONSTRUCTING A 27,005 SQ. FT. GYMNASIUM AND RECONFIGURING/EXPANDING AN EXISTING PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. The exit discharge shall provide a direct and unobstructed access to a public way per Section 1024.6 of the CBC.
3. Where the building is classified as a Group A occupancy, the main exit shall front on at least one street or an unoccupied space of not less than 20 feet in width that adjoins a street or public way, per Section 1025.2.
4. Provide compliance with disabled accessibility requirements of Chapter 11B including accessible seating or accommodations for Group A occupancies.



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 19, 2008
PROJECT NAME: BRETHREN CHRISTIAN PRIVATE SCHOOL
ENTITLEMENTS: EPA 2008-005
PLNG APPLICATION NO: 2008-0202
DATE OF PLANS: OCTOBER 9, 2008
PROJECT LOCATION: 21141 STRATHMOOR LANE
PROJECT PLANNER: RAMI TALLEH, SENIOR PLANNER
TELEPHONE/E-MAIL: 714-374-1682 / RTALLEH@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*
TELEPHONE/E-MAIL: 714-536-5431 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO AMEND A PREVIOUSLY APPROVED SITE PLAN FOR BRETHREN CHRISTIAN PRIVATE SCHOOL BY CONSTRUCTING A NEW 27,005 SQ. FT. GYMNASIUM AND RECONFIGURING / EXPANDING AN EXISTING PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A DEMOLITION PERMIT:

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

ATTACHMENT NO. 46

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC-17.05/ZSO 230.84) The plan shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The existing two southerly driveway approaches on Strathmoor Lane shall be removed and replaced with an ADA compliant driveway approaches per Public Works Standard Plan No. 209 or 211. (ZSO 230.84)
 - b. A new sewer lateral shall be installed connecting to the main in the street. (ZSO 230.84)
 - c. The existing 4-inch domestic water service currently serving the property may potentially be utilized to serve the new gymnasium if it is of adequate size, conforms to current standards and is in working condition as determined by the City Water Inspector. If the property owner elects to utilize the existing domestic water service, the existing non-conforming 4-inch compound meter assembly (including meter box and/or vault) shall be upgraded and a new by-pass pipeline within the meter box shall be constructed to conform to current Water Standards. (ZSO 230.84)
 - d. Alternatively, a new separate domestic water service, meter and backflow protection device(s) may be installed per Water Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The domestic water service shall be a minimum of 2-inches in size. (ZSO 255.04E)
 - e. The existing 4" backflow protection device shall be removed and replaced with a backflow protection device that conforms to the current Water Standards. (ZSO 230.84)
 - f. Separate dedicated fire water service(s) shall be constructed per Water Standards for the fire sprinkler system required by the Fire Department. (ZSO 230.84)
 - g. Separate backflow protection device(s) shall be installed per Water Standards for the fire water service. (Resolution 5921 and Title 17)
2. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
3. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
4. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
5. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report

shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan.

6. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)
7. A Project Water Quality Management Plan (WQMP) conforming to the City of Huntington Beach's Project WQMP Preparation Guidance Manual dated June 2006 and prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance and shall include the following:
 - a. Discusses regional or watershed programs (if applicable).
 - b. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - d. Incorporates Treatment Control BMPs as defined in the DAMP.
 - e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - i. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i) The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii) The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - j. The applicant shall return one CD media to Public Works for the project record file.
8. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City

of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.

9. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
10. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
11. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
12. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
13. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
3. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
4. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
5. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
6. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)

7. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
8. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
9. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
10. Wind barriers shall be installed along the perimeter of the site. (DAMP)
11. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas. (CHECK WITH LEE CALDWELL- HE SHOULD INCLUDE THIS)
12. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees for commercial development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$154 per net new added daily trip is adjusted annually on December 1st. The new daily trips shall be determined by the approved Traffic Impact Analysis or calculated by staff. (MC 17.65)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. The current tree code requirements shall apply to this site. (ZSO 232)
 - a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
3. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
4. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
5. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.

- b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
6. All new utilities shall be undergrounded. (MC 17.64)
 7. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)
 8. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

PROJECT NAME: BRETHREN CHRISTIAN SCHHOOOL GYMNASIUM
ENTITLEMENTS: PLANNING APPLICATION NO. 2008-005/2008-202
PROJECT LOCATION: 21141 STATHMOOR LANE, HUNTINGTON BEACH, CA
PLANNER: RAMI TALLEH, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: (714) 374-1682/ rtalleh@surfcity-hb.org
PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT A BRETHERN CHRISTIAMN SCHOOL TO CONSTRUCT A 27,005 SP FT GYMNASIUM AND RECONFIGURING/EXPANDING AN EXISTING PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated October 9, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Hydrants and Water Systems

Private Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2002 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department

approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

Private Fire Service Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. (FD)

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the

capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 2501.16.1. (FD)

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. (FD)
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at www.surfcity-hb.org

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

November 13, 2008

City of Huntington Beach
NOV 17 2008

City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648

To Whom It May Concern,

As part of our request for an issuance of a *Conditional Use Permit*, please find the following narrative that describes the background of Brethren Christian Junior and Senior High School (BCHS) and the modifications we are requesting:

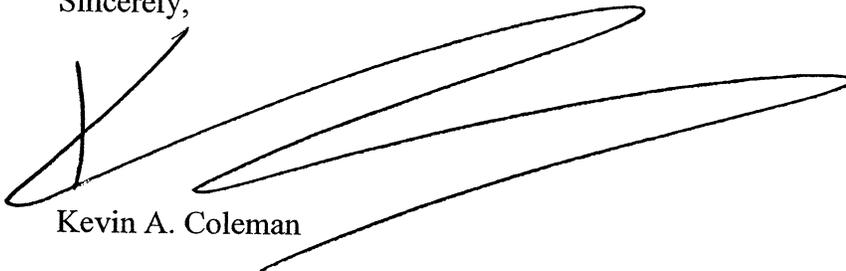
BCHS has operated at the former Gisler Huntington Beach City School District property for the last 10 years on a short term, year to year lease; the lease recently amended to a 35 year term. BCHS respectfully requests permission to develop a multi purpose community gymnasium that will house basketball, volleyball and other indoor activities.

The Gisler campus has existed at the location as an institutional school for 45 years. The North and West sides of the school are homes; on the East side are Strathmoor Street and the South side is an SCE Easement. The gym will be located against the SCE Easement, open sports fields, and a parking lot on the other two sides; it does not abut any residences.

The purpose of the gymnasium is to support BCHS activities as well as Huntington Beach community, churches, and youth programs. Operation hours will be regular school hours, some weekends and evenings.

I hope this information along with the attached plans covers your needs. If you have any concerns or questions; please feel free to contact me. Thank you for your consideration.

Sincerely,



Kevin A. Coleman

KAC:klw

ATTACHMENT NO. 51

City of Huntington Beach

FEB 17 2009

City of Huntington Beach Department of Planning

I am a 71 and retired, live in Villa Pacific Condos across the street from Gisler Park and Brethren Christian School. I enjoy having the school there on Strathmoor Ln. I like hearing the band play and having the kids around. I didn't get to any of the football games last year, but hope to this year. I am for the new building and the other improvements. I have lived here 31 years and it is nice to have the school site occupied. I would like to see the field still to be used by the soccer teams in the community.

Regards,
Ina Hunter
21311 Seasprite Circle
Huntington Beach, Ca. 92646

714-962-1209



ATTACHMENT NO. 601

Talleh, Rami

From: Bill & Dianna Burhans [bdburhans@yahoo.com]

Sent: Friday, February 13, 2009 10:29 AM

To: Talleh, Rami

Subject: Brethren Christian School Gym

Dear Mr. Talleh,

A letter has been distributed around to help "the integrity" of our neighborhood.

In my opinion the gym would do just that.

My wife and I have lived on Panacea Drive since 1982 and in that time a lot of changes have occurred. When we moved in most kids were in high school or above. Now our cul-de-sac has lots of new families with ten children under the age of eight years.

With the addition of Brethren Christian School, the area has been revitalized.

Friday night football may be loud with the drums, trumpets and cheers from the crowd and believe me we hear it all, but this is a community and we have spirit.

I could go on but to the point. The school gym will have a positive impact.

Very few kids are good enough to make the school basketball teams, so now they could join basketball leagues and use the new gym.

There is a large condo complex south of the school site with many children. Lots of potential here for their use. The gym has other uses for the community; meetings, school concerts and plays.

I'm getting carried away in my "short note" to you.

Keep in mind that if there is one note written to you in favor of the gym, there are probably twenty who would agree.

Thanks for your time and consideration.

Bill Burhans

9551 Panacea Dr.

Huntington Beach, CA 92646

714-968-8087

February 14th, 2009

TO: Rami Talleh, Senior Planner
Planning Department
City of Huntington Beach

Subject: Brethren Christian School Gymnasium Project

We are responding to your departments "Public Notice" regarding the above planned project.

My wife and I purchased our home at 21192 Lockhaven Circle (2 blocks from this tentative project) in January of 1968, having now lived here over 41 years. We purchased the home because it was in a quiet residential area, with schools close by for our four children, a nice small park nearby, and traffic that was very light and safe for small children. We have observed numerous positive changes in our city and have been quite happy with the City of Huntington Beach leaders for keeping this a wonderful place to live. As some of us long time residents are "aging", passing away, or just moving away, many new families have come into the community. We now have many small children playing on our streets. We love it and we do not want to see any added danger to those children, just as we didn't want that for our children. Now comes the problem!

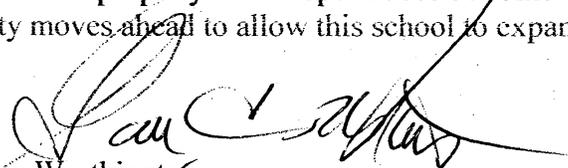
We watched this school become "under utilized" a few years back, falling into disrepair. We were happy when this school was repaired and converted into a private high school. Yes, it did increase the traffic a lot but it was better than watching the school fall further into disrepair. Then the soccer teams took over the large play area, installed VERY BRITE lights so they could play night games, and we watched the traffic increase drastically, almost every night! The streets in the area became full of potholes, as this quiet little school enrolled more students and increased traffic even more. Last year the city spent big dollars to finally repair the streets in our neighborhood and it will probably be another 40 years before they do it again.

This school signed a long term lease to use this property and now wants to enlarge it even more by adding a large gymnasium so they can attract more students and enlarge their sports programs. This is just an accident waiting to happen! This facility was never intended to be put to the use the Brethren School would like and the access roads were NEVER intended to handle the current traffic, let alone the added traffic that will take place with this facility. Parking is no where near adequate for these types of use. Special events already have people parking on the nearby residential streets up to four blocks away.

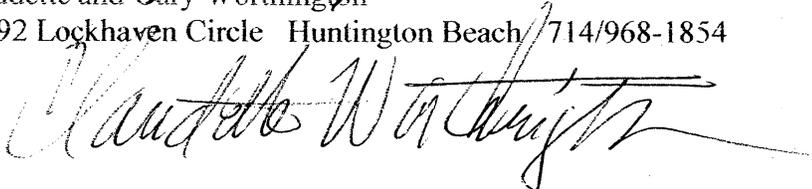
The current lighting at night is already "blinding" when heading West on Effingham. I don't believe any "controls" were ever put in place to restrict or control this lighting, and if they were, someone dropped the ball. I have already observed a number of "near misses" with regard to drivers speeding down Effingham and narrowly missing children in the area, not to mention other vehicles. Is this really what we want for this area?

I hope the planning commission will take a long hard look at these plans and finally "veto" them. While you are at it you should also look into the current "lighting problems" currently in place, making sure they are within City of Huntington Beach guidelines. Most of the residents in our area are not in favor of any expansion of this school property and I hope it doesn't come to a "class action" lawsuit from concerned residents if the city moves ahead to allow this school to expand further.

Regards,



Claudette and Gary Worthington
21192 Lockhaven Circle Huntington Beach / 714/968-1854



City of Huntington Beach

FEB 17 2009

ATTACHMENT NO. 7.1

City of Huntington Beach

February 12, 2009

FEB 18 2009

Rami Talleh, Senior Planner
City of Huntington Beach, Planning Department
2000 Main Street
Huntington Beach, Ca. 92648

Re: Notice of Availability of a Negative Declaration for the Brethren Christian School
Gymnasium Project

Dear Rami Talleh,

After reviewing the public notice regarding the proposed Brethren Christian School
Gymnasium Project, I am hopeful my concerns for our neighborhood will be considered.

We have lived on Strathmoor Lane for thirty-five years. I even attended the school at the
end of my street when it was called Gisler Middle School. Although, ever since Brethren
Christian Junior & Senior High School opened, we have been coping with many traffic
incidents and a few vandalism issues.

We currently experience a high level amount of traffic, with the more than occasional
speeder. We live one house in from Atlanta on the east side of Strathmoor Lane. I have
personally witnessed a young student completely loose control of his car and spin out as
he turned right (at an unsafe speed) onto Strathmoor Lane from Atlanta this past fall
(check the HB Police records). My truck, which I occasionally park in front of my house,
has a large dent on the driver side door due to a hit and run. It is an undertaking to back
out of our driveway before school begins, at the end of the school day, and during all
sporting events and other recitals taking place at the school. The loud base music played
from some of the cars can be disruptive while the traffic is backed up in front of my
house waiting to turn onto Atlanta. I have had chewing gum thrown onto the hood of my
truck. There is yellow paint all over the street directly in front of my house. Recently,
another driver turning right onto Strathmoor Lane off of Atlanta (again at a higher than
safe speed) avoided hitting my neighbor directly across the street from me as he was
backing out of his driveway, but then nearly hit my truck.

Unfortunately I do not have dates and times for the events listed above although I do have
witnesses if necessary.

My fear is that if this gymnasium is built, the traffic will increase and it will negatively
impact our neighborhood even more than it already is.

Your consideration to my concerns will be greatly appreciated.

Sincerely,



Jennifer Percival

ATTACHMENT NO. 7.2

February 15, 2008

Rami Talleh
Senior Planner
City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648

(2 X PAGES)
to (714) 536-5271

Dear Mr Talleh,

I write with respect to the preposterous proposed School Gymnasium Project at the Brethren Christian School.

This development is completely incongruous with the neighborhood. It is a monstrous development that will severely impact both our quality of life and the value of our homes.

The traffic associated with the school is already a problem. Too many cars in too small a space with insufficient parking is a recipe for trouble and downright dangerous.

The proposed signage is horrific and the building itself will give a 'warehouse' feel to our neighborhood.

We the taxpayers are livid that this abomination is even allowed to be discussed. If the Brethren Christian School is really trying to be a good neighbor then why did they proceed with plans before meeting with residents. We already put up with the fleet of speeding SUVs that accompany their current sports events and the litter that they leave behind. Not to mention their intrusive lighting and the unacceptable noise that accompany their sporting events. They have done nothing to prevent the 'spillage' from their lights as is required by their conditional use permit.

In summary, this proposed monstrosity should be abandoned due primarily to the following:

- (1) Traffic – the neighborhood cannot currently cope with the traffic associated with this school. It is already dangerous. There are many people with young children in this neighborhood and you are putting these children at risk by inviting further traffic to these small streets. There is not enough parking as it is. Traffic and parking is already a problem and you are going to make it unlivable.
- (2) Noise – the current outdoor night games are already too loud. Furthermore, to suggest that vehicles for their night-games will have departed by 9:30PM is

City of Huntington Beach

FEB 17 2009

ATTACHMENT NO. 7.3