

p.m., will be limited to approximately five games during the football season.

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.

This response addresses the following comments: PSN-2, AR-3, and TSC-2

## **ENVIRONMENTAL BOARD COMMENTS**

### EB-1

#### Comment:

The City Council and City Staff have committed to a citywide green policy. Guidelines for green design, engineering, construction, and operation are now available to the public and developers. Many recent projects have addressed green issues within their Environmental Assessment. There is little consideration given to energy, construction waste, water usage or building best management practices (BMP's) in any section of this EIR. The Board suggests that the overall building energy profile be reviewed in the context of upgraded options and design. We are not necessarily suggesting a LEED standard, but are suggesting consideration of options for long term energy and resource saving. We suggest the design team visit <http://surfcity-hb.org/Government/Departments/Planning/gbplanning.cfm> for additional information.

#### Response:

Comment acknowledged and will be forwarded to the Planning Commission for consideration.

### EB-2

#### Comment:

Several critical assumptions go into any parking space requirements. Nominal assumptions were used to determine the number of parking spots needed for this project. The analysis apparently did not include any guest parking spaces. In fact, nowhere in the entire document does it give the actual seating capacity for the gym for different events. Only a square footage basis is given. It would seem something as basic as seating capacity would have to be prominent in any analysis to a project such as this, especially in regards to parking. It is a fact that many sites such as this in the city burden their surrounding neighborhoods during functions and special events which tend to happen regularly. The Board requests that a significant impact be identified and that real life assumptions be used for a variety of event scenarios to determine a realistic estimate of total parking spaces required.

#### Response:

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, the project will be conditioned to provide seven additional parking spaces for a total of 209 on-site parking spaces.

EB-3

Comment:

There will be nighttime events on playing fields close to residences that will require permanent and temporary illumination. The height of the lighting standards is discussed in general. The Board recommends that illumination problems on local residents and energy use be discussed in further detail.

Response:

See Topical Responses 2 and 4.

V. ERRATA TO DRAFT NEGATIVE DECLARATION NO. 08-18

The following changes to the Draft Negative Declaration No. 08-18 and Initial Study Checklist are as noted below. The changes to the Draft Negative Declaration as they relate to issues contained within this errata sheet do not affect the overall conclusions of the environmental document.

X. **NOISE.** Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources:1,4,5 and 6)

Discussion: The project will generate short-term noise impacts during construction with the use of construction equipment. All construction will be required to comply with Chapter 8.40 Noise of the Huntington Beach Municipal Code, which restricts the hours of construction to reduce impacts to the area. During the construction of the gymnasium, landscaping and parking facilities, noise levels on the site may increase from normal construction equipment such as small tools and equipment. No large grading equipment nor tools are anticipated to be used for the proposed project. Through the implementation and compliance of standard City codes and policies, no significant noise impacts during construction are anticipated.

The project site and surrounding area are completely developed with residential uses with the exception of Gisler Park to the south of the site. The proposed project is a request to construct an approximately 27,000 sq. ft. gymnasium and associated improvements. Based upon the applicant's narrative and current use of the site as a private junior high and high school and use of the fields for A.Y.S.O. soccer matches, the use of the gymnasium and adjacent fields for football matches is not substantially different than the type of activities that currently occur at the site with regard to noise generation. The gymnasium will reduce existing noise impacts by housing current outdoor school activities indoors such as drama, band, and choir practice and events. ~~Special events and sport events at the gymnasium and adjacent field are expected to be considered negligible due to existing ambient noise levels and the similarity of proposed activities to those already occurring on the site.~~ Any long-term noise sources from the project are subject to compliance with the City Noise Ordinance but are not expected to be a concern due to the existing use of the site. **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.**

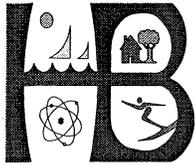
Nevertheless, long-term noise impacts may occur as a result of vehicles in the new parking area to the north of the site. The project will be required to comply with State requirements pertaining to noise attenuation such that interior noise levels do not exceed 45dB in any habitable room. This may be achieved by improvements shown on the site plan such as a 15 ft. wide landscaped planter between the proposed parking lot and the residential properties to the north. Furthermore the northern parking area adjacent to the residences will be controlled after hours by a vehicular privacy gate prohibiting vehicles from entering the parking lot after 10:00 p.m. No significant long-term noise impacts resulting from the project are anticipated.

**VI. TRANSPORTATION/TRAFFIC.** Would the project:

- f) Result in inadequate parking capacity? (Sources: 1,4, and 14)

Discussion: A total of 202 striped parking spaces will be provided in the front and rear parking areas. 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. Therefore, the proposed parking supply will accommodate the everyday parking demand as well as provide 1 additional parking space on site. Special events within the gymnasium will be accommodated within the existing parking lots. The number of proposed parking spaces will sufficiently serve special events since those activities do not occur during the morning peak parking demand times. **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, the project will be conditioned to provide seven additional parking spaces for a total of 209 on-site parking spaces. Less than significant impacts are anticipated.**

# APPENDIX A



# CITY OF HUNTINGTON BEACH

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## ENVIRONMENTAL BOARD

February 17, 2009

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

Attention: Mr. Rami Talleh, Senior Planner

Subject: Entitlement Plan Amendment # 2008-005 & CUP # 2008-052, Brethren Christian School Gymnasium

Dear Mr. Talleh:

At the February 5<sup>th</sup>, 2009 Environmental Board meeting the members reviewed the subject Environmental Impact Report (EIR). The Board is pleased to see the attention to neighborhood environmental issues. We offer the following comments and recommendations for your consideration.

### **A) Awareness of City's published Green Policies**

The City Council and City Staff have committed to a citywide green policy. Guidelines for green design, engineering, construction, and operation are now available to the public and developers. Many recent projects have addressed green issues within their Environmental Assessment. There is little consideration given to energy, construction waste, water usage or building best management practices (BMP's) in any section of this EIR. The Board suggests that the overall building energy profile be reviewed in the context of upgraded options and design. We are not necessarily suggesting a LEED standard, but are suggesting consideration of options for long term energy and resource saving. We suggest the design team visit <http://surfcity-hb.org/Government/Departments/Planning/gbplanning.cfm> for additional information.

EP  
1

### **B) Parking Concerns**

Several critical assumptions go into any parking space requirements. Nominal assumptions were used to determine the number of parking spots needed for this project. The analysis apparently did not include any guest parking spaces. In fact, nowhere in the entire document does it give the actual seating capacity for the gym for different events. Only a square footage basis is given. It would seem something as basic as seating capacity would have to be prominent in any analysis to a project such as this, especially in regards to parking. It is a fact that many sites such as this in the city burden their surrounding neighborhoods during functions and special events which tend to happen regularly. The Board requests that a significant impact be identified and that real life assumptions be used for a variety of event scenarios to determine a realistic estimate of total parking spaces required.

EP  
2

**C) Noise and Lighting Concerns**

There will be nighttime events on playing fields close to residences that will require permanent and temporary illumination. The height of the lighting standards is discussed in general. The Board recommends that illumination problems on local residents and energy use be discussed in further detail.

EB  
3

We appreciate the opportunity of working with you on this review. Please don't hesitate to contact us with questions.

Very truly yours,

**HB Environmental Board**

David Guido, LEED A.P.  
Chair

CC: City Council  
Planning Commission

February 14<sup>th</sup>, 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.

CGu  
1

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?

CGu  
2

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 9.64

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.

JP  
1

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. 9.65

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 Brethern 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

PSN  
1

City of Huntington Beach

FEB 17 2009

ATTACHMENT NO. 9.66

PSN  
2

absurd. Currently they are still departing at 10:30PM. It's like the Keystone Cops in our neighborhood whenever they have their events.

PSN  
3

(3) Aesthetics – we will now have a lovely view of a 27,000 warehouse facility thereby destroying our property values. Would you buy a house on Strathmoor Lane with a view of a 27,000 foot building with large signage? It is preposterous.

(4) Crime – we already have frequent visits from the police helicopter at night. I can assure you that such visits will increase when we have a 27,000 square foot 'warehouse' gymnasium acting as a buffer from street views.

For the love of God, in these difficult times, will you please spare us this nonsense and please apply a modicum of common sense.

We are entitled to "quiet enjoyment" of our homes. It is the responsibility of the City to ensure that our quiet enjoyment is maintained. If this abomination proceeds we will take legal action.

Peter and Sandra Nealon  
21211 Lockhaven Circle  
Huntington Beach, CA 92646

*Pete Nealon*  
2/17/09

*Sandra Nealon*  
2/17/09

P.S. WE ALSO OWN THE PROPERTY  
AT 21062 STRATHMOOR LANE  
WHICH IS CURRENTLY RENTED.

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February 11, 2009

City of Huntington Beach

Rami Talleh, Senior Planner  
City of Huntington Beach  
Planning Department

FEB 17 2009

We reside at 21121 Cocobana Lane, directly north of the school. We have always been in favor of having Brethren as neighbors, however having a school as your neighbor can have disadvantages. There are traffic issues, stadium light issues, noise issues, which are all understandable but do need addressed. On many occasions we have had to discourage vandalism, vagrancy on the school property during nights and weekends. We have even had a camper who decided to camp overnight on the school property in a tent. We have the usual adolescents who decide to take refuge and drink and party because it's difficult for the police to spot them in the backside of the school. With adding the parking lot alongside our home, we feel this will only accelerate these type of activities. We have had a broken window, injured dog and numerous foreign objects in our yard. We have spoken with the principal, Rick Niswonger regarding our concerns. When he had shown us the proposal months ago, we made known our concerns, and his response was that they would make this parking lot accessible to staff only during the week by using some type of gate barrier. We notice in the plans that were submitted that this parking lot not only lacks the gate, but now it is connected to the main lot south of the school. Rick has stated that the gate should not be a problem, but we feel it's in the neighborhoods best interest to have this stated in the plans. The gymnasium will bring extra traffic and individuals into our quiet neighborhood. Our neighborhood was designed to have a middle school not a high school with football games and activities in a gym. Brethren's website states that they are located in a quiet neighborhood. With the additions that they propose, will it still be a quiet neighborhood?

PPB  
1



Paul & Pam Bertsch  
21121 Cocobana Lane  
Huntington Beach, CA 92646  
714 968 1033

ATTACHMENT NO. 9.68

February 11<sup>th</sup>, 2009

Rami Talleh  
Senior Planner  
City of Huntington Beach  
Planning Department  
2000 Main Street  
Huntington Beach, CA 92646

FEB 12 2009

Dear Mr. Talleh:

Re: Public Notice concerning Brethern Christian School – **Negative Declaration**

I refer to the Public Notice I have received with regard to the planned School Gymnasium at Brethern Christian School. As a resident of the tract in which the school is located I am writing to express my concerns about this project. I have no doubt that it will impact this neighborhood in several negative ways.

The situation with BCS is already barely tolerable. The streets in our neighborhood are inundated with traffic at the start and at the end of each school day. Speeding cars, huge SUV after huge SUV and inattentive drivers talking on hand-held cell phones (despite the ban) are already presenting challenges for those of us who live here. On those days when sporting events are held at the school it's decidedly worse. Our streets are jammed with parked cars, SUVs and trucks. People take short cuts through our front yards, plants and shrubs en route to the playing field. They litter our sidewalks, block our driveways, allow their pets to urinate and defecate on our lawns, etc. Adding "*ancillary events catering to the surrounding community, churches and youth programs during school hours in addition to some weekend and nighttime events*" will most certainly exacerbate all of these problems. Apart from providing residents (in what used to be a "*quiet residential neighborhood*") with a toxic mix of noise, pollution and structures which do not fit the locale, it will present an even more dangerous traffic situation than that which prevails today in this neighborhood. There is simply no room here for more cars and buses and the plan as it stands makes inadequate accommodation for any more. We do not want any more heavy traffic, engine-revving, horn-honking and people yelling their goodbyes at the tops of their voices in this neighborhood at 9.30 pm or 10pm after the fun and games have ended. Many of us adults and most children are in bed trying to sleep at that time of night. Nor do we want any more of the same on Sunday afternoons.

LDN  
1

Furthermore, the prospect of having a 34 foot-tall, 27,000 square foot building with roll-up doors and large signage in this location is simply not compatible with the existing low profile tract homes in this neighborhood. It will be an eyesore....a monstrosity....completely incongruous in the landscape. Homeowners on Strathmoor Lane are already having problems with the school's extremely bright spotlights which illuminate their second stories at night. As if that wasn't enough, they now face the prospect of having a building as big as an aircraft hanger built in full view of their front door and windows. The effect that will have on their property values is alarming and we are well aware that falling values in one part of a neighborhood invariably ricochet around the entire neighborhood.

LDN  
2

ATTACHMENT NO. 969

Finally, we are already kept awake night after night during the summer by Huntington Beach Police helicopters buzzing the local area and the Southern California Edison easement which borders the BSC grounds. Youngsters find it a convenient place to party and we need less youngsters partying in our neighborhood, not more. The events planned for this gymnasium will doubtless bring many more of them around. Much as it would be nice to think that they will all leave the tract as soon as the games end, they won't. A small but loud minority will hang around afterwards and cause problems. The plan does not provide for policing of the events to make sure that attendees arrive and depart in a quiet and orderly fashion and that they don't damage our property or cause us problems. Who will provide such policing and who will pay for it? Will BSC assume responsibility and provide compensation for damages resulting from the activities held at the gymnasium?

LDN  
3

I'm sorry to have to advise that I have personally experienced both rude and dangerous behavior on the part of people attending sporting events at BSC. As I mentioned previously the school's impact on our neighborhood is already only barely tolerable. I could continue *ad infinitum* to list my additional concerns but, suffice to say in conclusion, the proposed plan will have nothing but negative consequences for the residents of this neighborhood. It will compromise our quality of life, our safety and our property values and for the vast majority of us it will provide no advantage whatsoever.

Sincerely,



Louis D. Nealon  
21211 Lockhaven Circle  
Huntington Beach, CA 92646

**Talleh, Rami**

---

**From:** The Beuerleins [bermlines@verizon.net]  
**Sent:** Thursday, February 12, 2009 9:05 PM  
**To:** Talleh, Rami  
**Subject:** Brethren Christian School Gymnasium Project

Rami Talleh:

We received the Public Notice regarding the project listed above. With the intended expansion and the addition of activities resulting in more traffic, we believe this proposal will definitely have a negative impact on our neighborhood. In particular, we are concerned about the safety of our children who occasionally play in or around our street (i.e. bikes, skateboards, basketball, etc.).

MSB  
1

Due to the excessive speed and traffic of the current drivers to and from Brethren Christian School, we feel that speed bumps are currently needed on Effingham Drive. The gymnasium project will generate an exponential increase in neighborhood traffic. At the very least, the City of Huntington Beach should put speed bumps on Effingham Drive, and possibly Strathmoor, to reduce the City's liability exposure and to protect our children's safety.

Please include this document in your packet for the public hearing in early March. We look forward to a reply from the City on this matter.

Thank you!

Michael & Stephanie Beuerlein  
9842 Effingham Drive  
Huntington Beach, CA 92646

City of Huntington Beach

FEB 17 2009

February 17, 2009

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

**RE: ENVIRONMENTAL ASSESSMENT NO. 2008-018  
BRETHREN CHRISTIAN SCHOOL GYMNASIUM**

Dear Mr. Talleh:

We are writing a response to the Draft Negative Declaration for the School Gymnasium project that is currently under review. We have several concerns with the proposed project and the impact it may have on our surrounding community that are not reflected by the Planning Departments analysis of the project. Our specific concerns address increased traffic, neighborhood security, and increase in noise. In addition, we are concerned with the expansion of high school activities on an existing middle school site.

**Traffic**

Currently, the traffic in the morning and afternoon use Strathmoor and Effingham as the ingress and egress to the school site. During the morning the traffic is quite heavy as well as the afternoon. While there is an impact, it has been tolerable.

The concern arises over the increase of "ancillary events catering to the surrounding community, churches ... in addition to some weekend and nighttime events." Further, the existing sports program will be expanded to games on week nights in addition to the Friday night football games. These events will far increase the amount of traffic that currently enters and exits in the morning and afternoon. Not only will the school community be driving to the evening events, outside groups and other private school supporters will be doing so also. An example of this problem can be seen with the addition of Friday night football games. The amount of cars and patrons to the events far outnumber the available parking and capacity for the site. Cars can be observed parking on the adjacent streets over a block away due to lack of on-site parking. While the event may be a two hour event, the traffic begins forty-five minutes before and after the scheduled event. In addition, local school sites should serve their immediate neighborhood it serves.

**Security**

With the additional events and activities proposed as a result of the construction of gymnasium, comes additional security issues the community may face. While the school has control over the students and parents within their jurisdiction, they have limited, if any, control over the groups coming into the area for scheduled games and events. We are unaware of any plans as to how the school will address this issue and control the visitors to the site.

AR  
1

AR  
2

**Noise**

Living near a school one expects to hear noise from the school due to physical education, bells, field days and activities. However, this project is the beginning of expanding an existing middle school site to one that accommodates high school students with an increase of activities. With the additional activities comes increased noise, not only in the day, but expanding into the evening. In the proposal it states that activities such as band and choir practice and drama rehearsals will be relocated from unenclosed areas. The middle school does have two enclosed area with existing stages. One area can hold several hundred people and was used as a large multi-purpose room and a smaller room that holds over 60 to seventy people. When the middle school was open, the enrollment reached over 900 students and they were able to provide appropriate space for the various programs. There should be ample space to support the existing programs in the current facility.

AR  
3

**Middle School Site**

While we can appreciate the administration of the Brethren School and their Board's effort to expand the facilities to provide an education for the students that attend the private school, we are concerned with the site's capability to meet their needs. The school is nestled in the center of existing homes and was once a neighborhood middle school. It now is being expanded to address the needs of both middle school and high school age students. We believe this creates a problem as the site will not be conducive to such an expansion.

According to the Guide to School Site Analysis and Development, "requirements in this guide can serve to assist in the program modifications necessary to make the best use of a reduced site size in areas where land is scarce and costly."

**Site requirements for grades nine through twelve**

Area Use	Enrollment up to 400 Usable Acres Required	Enrollment 401 to 600 Usable Acres Required	Enrollment 601 to 800 Usable Acres Required	Enrollment 801 to 1000 Usable Acres Required	Enrollment 1001 to 1200 Usable Acres Required
Physical Education	13.8	15.6	17.6	19.5	19.8
Buildings and Grounds	3.3	4.0	5.1	6.3	7.6
Parking and Roads	2.1	3.6	4.4	5.2	6.1
Total acres without CSR	19.2	23.2	27.1	31.0	33.5

Guide to School Site Analysis and Development, 2000 edition, California Department of Education, Sacramento, Ca.

Rami Talleh, Senior Planner

February 17, 2009

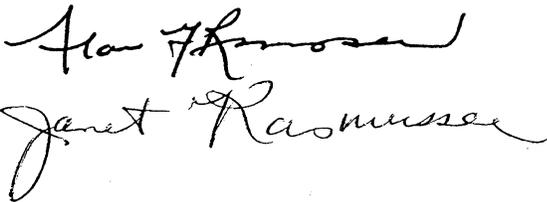
Page three

As stated earlier, the existing site should be sufficient to house their programs. The only justification to add a large facility to the site would be to expand the programs that would generate greater appeal in attracting students to enroll in the school.

More time and community input is necessary to determine if this expansion project is necessary and even feasible. As can be seen on the above chart, the acreage necessary for this school should be between 19 and 23 acres.

Based upon the foregoing information, we believe that the project is ill advised and should not be approved as presented. Further discussion and review of their long-term plans need to be presented and addressed with the community for further understanding. Until then we must oppose the proposed building project as it negatively impacts the surrounding residents. The increase in traffic, the noise, the issue of security and the site capacity are major concerns and issues that must be addressed and resolved.

Sincerely,

The image shows two handwritten signatures in cursive. The top signature is "Alan Rasmussen" and the bottom signature is "Janet Rasmussen".

Alan Rasmussen, Ed.D.  
Janet Rasmussen  
21061 Amberwick Ln  
Huntington Beach, CA. 92646

February 6, 2009

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

Re: Public Notice  
Brethren Christian School Gymnasium Project  
Negative Declaration

Dear Mr. Talleh:

We received the Public Notice regarding the above.

In our review of the Draft Negative Declaration for the School Gymnasium Project, we find it interesting that with the Planning Department's review of the entire project description that you have concluded that there will be "No Significant Impact" or "No Impact" to our community.

The proposed building is 100% inconsistent with what exists in our City. There are no other schools located in an interior residential neighborhood that have lighted fields and high profile buildings.

We have a number of concerns, most of them shown in the following sections:

VI. Transportation and Traffic

The Public Notice identifies there will be "ancillary events catering to the surrounding community, churches and youth programs during school hours in addition to some weekend and nighttime events.

Because we currently deal with a number of traffic and speeding issues with the current school traffic and activities, in all probability, adding more events, extending hours, and adding more traffic will definitely be an issue for our neighborhood. Additionally, because of the absence of any statement in the documents, we're concerned this could possibly mean year round activities.

With the added visitors and activities, you do not show any impact on the parking issue. Where will the added buses and visitor's vehicles park? Granted, the school proposes to add five additional spaces as they reconfigure the parking areas, but at this time, a number of staff and/or students don't park on-site. They park on the residential streets and the park's spaces. During the football season, we even had overflow parking on our street, one block away. And how do they intend to inform visitors that we have many young families in this residential community and to drive the speed limit coming and going to the site. How can this be patrolled? Are the residents going to be at more risk with these added vehicles?

X. Noise

It's indicated that an indoor facility, i.e., the gym, will reduce noise. Noise during the school hours really isn't a current issue. However, the outdoor night games can be quite loud, as any sporting event is. And it's unlikely that the completion of the football games, and the departure of the vehicles, will end by 9:30 p.m. So, there is an impact on us.

TSC  
1

TSC  
2

XI. Public Services

Given the proposed gymnasium will back to the Southern California Edison easement – the park – is it possible it might attract unwanted activity? We have occasional issues during the summer prompting the helicopter to fly over. With the building being a buffer from the street area this may increase. We do think it could have an impact on the neighborhood.

TSC  
3

XIII. Aesthetics

Your review doesn't identify lighting as an issue, nor that a 34 ft. high, 27,000 sq.ft. building is incompatible with the existing neighborhood. Also, the drawings show, but there's no written comment, there will be large signage on the east side of the building, along with two oversized roll-up doors; this is what will be seen as you enter from Brookhurst west on Effingham; the signage on the north side won't be as large, but still appears larger than current lettering, and will be seen as you go south on Strathmoor from Atlanta.

TSC  
4

The school indicates they will have portable lights for the football games. They have told us night use of the 70 ft. lights are for ASOP. However, they are also used by the school for night games. This past season, the lights have appeared much brighter than years past. They may have changed the wattage. The school had indicated to us they would try to adjust them as we have them shining into some of our second story windows, as well as impairing vision when driving west on Effingham.

Based on the Conditional Use Permit No. 98-27, "all outside lighting shall be directed to prevent "spillage" onto adjacent properties".

The Aesthetics section does have an impact on us.

Where it's our belief that the school has all good intentions to remain a good neighbor, we wonder why there wasn't more thought in meeting with the residents prior to having architectural plans completed and moving forward with such an expansion. In attracting new students to their school on their website, they indicate "Located in a quiet Huntington Beach residential neighborhood less than two miles from the beach.". This is why we live in this neighborhood and want to remain as such.

With the intended expansion and the addition of activities resulting in more traffic, we believe this proposal will definitely have a negative impact on our community, to include safety issues, as well as possibly affecting property values.

The gymnasium is oversized and does not fit with the current low-profile buildings or neighborhood and is inconsistent with other interior neighborhood schools' land use.

Sincerely,



Terry L. and Sharon L. Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646  
714-93-0312  
[trcrowther@earthlink.net](mailto:trcrowther@earthlink.net)

cc: City Council, City of Huntington Beach

February 7, 2009

FEB 12 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

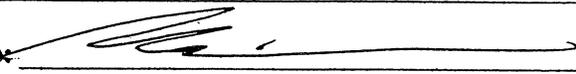
*Terry & Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2/10/2009

Name: MICHAEL WALKER

Signature: 

Address: 21202 AMBERNICK LN

HUNTING BEACH CA 92646

February 7, 2009

FEB 12 2009

Dear Neighbor:

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Hoping you agree that we need to maintain the integrity of our neighborhood.

*Terry & Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: Feb. 11, 2009

Name: RAMRIZ KIANI + MAHI KIANI

Signature: Kambiz Kiani M. Dehghan Kiani

Address: 9706 Blueberry DR. H.B. 92646

February 7, 2009

FEB 12 2009

Dear Neighbor:

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Hoping you agree that we need to maintain the integrity of our neighborhood.

*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2-10-09

Name: Bruce W. Brown

Signature: [Handwritten Signature]

Address: 21111 Indigo Circle  
Hunt, Bch, CA 92646

*I am adamantly against the school proposal. The noise is already intolerable. It should all be (activities) moved to the new Sports Complex at H.B.C. Library location.*

ATTACHMENT NO. 9.79

FEB 12 2009

February 7, 2009

Dear Neighbor:

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Hoping you agree that we need to maintain the integrity of our neighborhood.

*Terry + Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2-11-09

Name: Randy + Nancy Mader

Signature: Nancy Mader

Address: 21151 Lockhaven Circle

February 7, 2009

FEB 12 2009

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Hoping you agree that we need to maintain the integrity of our neighborhood.

*Terry & Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: Feb. 10, 2009  
Name: NANCY GOODFELLOW  
Signature: Nancy M Goodfellow  
Address: 21132 Strathmoor Ln

ATTACHMENT NO. 981

February 7, 2009

FEB 12 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

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Hoping you agree that we need to maintain the integrity of our neighborhood.

*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: Feb. 10, 2009  
Name: CHI YU HU  
Signature: *Chi Yu Hu*  
Address: 21091 Inferno Ln. H.B. 92646

FEB 10 2009

February 7, 2009

Dear Neighbor:

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Hoping you agree that we need to maintain the integrity of our neighborhood.

*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2/08/2009

Name: Edgar, & Christina Frias

Signature: [Handwritten Signature]

Address: 21142 Richmond Cir, HB, CA 92646

February 7, 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

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*Terry & Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

FAX 714-374-1540

3 PAGES

Agreement of attached letter: Date: FEB 9, 2009

Name: DON D. CLEMMINGS

Signature: *Don D. Clemmings*

Address: 21091 STRATHMORE LN, H.B. 92646

ATTACHMENT NO. 9.80

February 7, 2009

Dear Neighbor:

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*Terry + Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

FAX 714-374-1580  
 3 PAGES

Agreement of attached letter: Date: 2.11.09

Name: EVERLYN + JOSEPH STANES

Signature: *Joseph Stanes*

Address: 9601 ORIENT DR. H.B. 92648

City of Huntington Beach

FEB 13 2009

February 7, 2009

Dear Neighbor:

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*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: FEB 10, 2009  
Name: STEVE HODGMAN  
Signature: *Steve Hodgman*  
Address: 21201 AMBERLWICK W. H.B.

City of Huntington Beach

February 7, 2009

FEB 13 2009

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*Terry & Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 11 FEB 2009  
Name: HANS AND IDA GRAAFMANS  
Signature: *[Signature]*  
Address: 21117  
INFERNOLN H.B. 92646

*Ida Graafmans*

FEB 13 2009

February 7, 2009

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*Terry & Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 10 FEBRUARY 2009  
Name: PETER AND PATTY MURRAY  
Signature: *Patty Murray*  
Address: 9882 EFFINGHAM DR. H.B.

714 968 2689

FEB 13 2009

February 7, 2009

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*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2-12-09  
Name: Albert W. Dittmar  
Signature: Albert W. Dittmar  
Address: 21201 Binghampton Cr.  
Hunt. Bch., Ca. 92646

City of Huntington Beach

February 7, 2009

FEB 13 2009

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*Terry & Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2-11-09

Name: Margaret Chang

Signature: *Margaret Chang*

Address: 21052 Amberwick Ln, Huntington Beach, CA 92646

City of Huntington Beach

February 7, 2009

FEB 13 2009

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*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2-11-09

Name: Paul SKINNER

Signature: *PS*

Address: 9902 CORNER BROOK DR.

H.B. CA. 92646 714-968-8369

ATTACHMENT NO. 9.91

February 7, 2009

City of Huntington Beach

FEB 13 2009

Dear Neighbor:

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*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: FEBRUARY 11, 2009  
Name: HOWARD E. KRAUSE  
Signature: Howard E. Krause  
Address: 21042 Red Jack Circle  
HUNTINGTON BEACH,  
CALIF. 92646-6444

ATTACHMENT NO. 9.92

February 7, 2009

City of Huntington Beach

FEB 18 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

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*Terry & Sharon*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2-13-09

Name: GENE R. SAUNDERS

Signature: Gene R. Saunders

Address: 21092 COCOBANA LANE HUNT. BCH, CA  
92646

February 7, 2009

Dear Neighbor:

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Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2-14-09

Name: ROBBIE SAUNDERS

Signature: Robbie Saunders

Address: 21092 Cocobana Lane  
HB, Ca. 92646

February 7, 2009

Dear Neighbor:

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After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: FEB 12, 2009

Name: BETTY & JENNIFER PERCIVAL

Signature: *Betty Percival* *Jenny Percival*

Address: 21022 SPATHMOOR LANE

City of Huntington Beach

FEB 17 2009

February 7, 2009

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Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2/15/09  
Name: Leslie Rudolph  
Signature: Leslie Rudolph  
Address: 9531 Panacea Dr, HB 92646

ATTACHMENT NO. 9.96

City of Huntington Beach

February 7, 2009

FEB 17 2009

Dear Neighbor:

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*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: 2/12/09  
Name: Marc and Kate Demaris  
Signature: Kate Demaris Marc  
Address: 9882 Cornerbrook Drive

ATTACHMENT NO. 9.97

City of Huntington Beach

FEB 18 2009

February 7, 2009

Dear Neighbor:

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Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: FEB 10, 2009

Name: R E MCHENRY

Signature: 

Address: 21101 INFLEND LN

Huntington Beach 92646

ATTACHMENT NO. 9.98

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

City of Huntington Beach

FEB 17 2009

Agreement of attached letter: Date: 2/17/09

Name: Charles & Alison Goldenberg

Signature: Charles & Alison Goldenberg

Address: 21161 Lockhaven Cir, HB 92646

I can't see how this would not severely change the traffic, noise, etc in our neighborhood - it will be a disaster - all the high schools w/ big gyms & community activities are not within tracts — Please don't ruin our neighborhood

ATTACHMENT NO. 9.99

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

Response to Crowther 2-7-09  
letter

Agreement of attached letter: Date: 2-12-2009

Name: [Signature]

Signature: M Jean Bailey

Address: 1042 Strathmoor Ln.  
H Beh CA 92646

Am already so  
tired of teens &  
Moms speeding  
down my street!

City of Huntington Beach  
FEB 17 2009

No Gym — Home values  
have already decreased too  
much!

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

Agreement of attached letter: Date: 2/13/09

Name: Maria Nicolaou

Signature: Maria Nicolaou

Address: 21202 Lockhaven Circle, Huntington Beach, CA 92646

City of Huntington Beach  
FEB 17 2009

-----  
**To: Rami Talleh, Senior Planner**  
**Senior Planner**  
**City of Huntington Beach**  
**Planning Department**

Agreement of attached letter: Date: 2/11/09  
Name: Mary BENEDICT HILLYARD  
Signature: Mary Benedict Hillyard  
Address: 2152 RICHMOND circle  
HB 92646

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

Agreement of attached letter: Date: 2/11/09  
Name: George Gesch & Barbara Gesch  
Signature: GEORGE GESCH & BARBARA GESCH  
Address: 21161 AMBERNICK LANE  
HUNTINGTON BEACH, CA 92646

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

City of Huntington Beach

Agreement of attached letter: Date: 2-8-2009 FEB 11 2009

Name: Mark Zombek & Mary Zombek

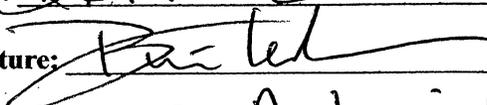
Signature: Mark Zombek & Mary Zombek

Address: 21122 Richmond Cr. Huntington Beach

ATTACHMENT NO. 9.104

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

City of Huntington Beach

Agreement of attached letter: Date: 2-11-09  
Name: Brian Seleno  
Signature:   
Address: 21172 Amberwick Ln. HB 92646

FEB 13 2009

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

City of Huntington Beach

FEB 18 2009

Agreement of attached letter: Date: 2-13-09

Name: VICTOR & EDITH DWORAK

Signature: Victor Dworak & Edith Dworak

Address: 21161 RICHMOND CIRCLE

ATTACHMENT NO. 9.106

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

City of Huntington Beach  
FEB 18 2009

Agreement of attached letter: Date: Feb. 14, 2009  
Name: Marvin E. Reynolds  
Signature: Marvin E. Reynolds  
Address: 21052 Red Jacket Circle H.B. Ca) 92686

ATTACHMENT NO. 9.107

-----  
**To: Rami Talleh, Senior Planner**  
**Senior Planner**  
**City of Huntington Beach**  
**Planning Department**

City of Huntington Beach

Agreement of attached letter: Date: 2-10-09 FEB 18 2009

Name: BRIAN AND PAMELA BAILEY

Signature: *Pamela Bailey* *B. H. Bailey*

Address: 21102 Indigo Circle, HB

*Please don't devalue our sweet quiet neighborhood further by adding even more buildings and traffic.*

ATTACHMENT NO. 9.108

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

City of Huntington Beach

City of Huntington Beach

Agreement of attached letter: Date: 2-12-09 FEB 17 2009  
Name: Lois N. Whelan  
Signature: Lois N. Whelan  
Address: 21211 Amberwick Lane  
H.B. - 92646

ATTACHMENT NO. 9.109

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

City of Huntington Beach

FEB 17 2009

Agreement of attached letter: Date:

2.12.09

Name:

Deanna Miller

Signature:

Deanna Miller

Address:

21212 Binghampton Cir.

HB. CA 92646

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

February 10, 2009

City of Huntington Beach

Pamela Tyloch

Agreement of attached letter: Date: Richard Huizenga

FEB 13 2009

Signature: Pamela Tyloch  
Name: Pamela Tyloch

Signature: Richard Huizenga

Address: 2141 Richmond Circle

HB, CA 92646

-----  
**To: Rami Talleh, Senior Planner**  
**Senior Planner**  
**City of Huntington Beach**  
**Planning Department**

Agreement of attached letter: Date: February 10 - 2008  
Name: Jim & Kay Barone  
Signature: Jim Barone / Kay Barone  
Address: 21192 Strathmore Ln.  
N.B. CA 92646

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

Based on our location in the neighborhood,  
the opposition will be our only view out our  
kitchen window - we oppose the project.

Agreement of attached letter: Date: 2/11/09

Name: John Kin & Kathrene Hanser

Signature: [Handwritten Signature]

Address: 9792 Effinger Drive, HB, CA 92646

City of Huntington Beach

FEB 17 2009

February 7, 2009

Dear Neighbor:

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*TERRY & SHARON*

Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

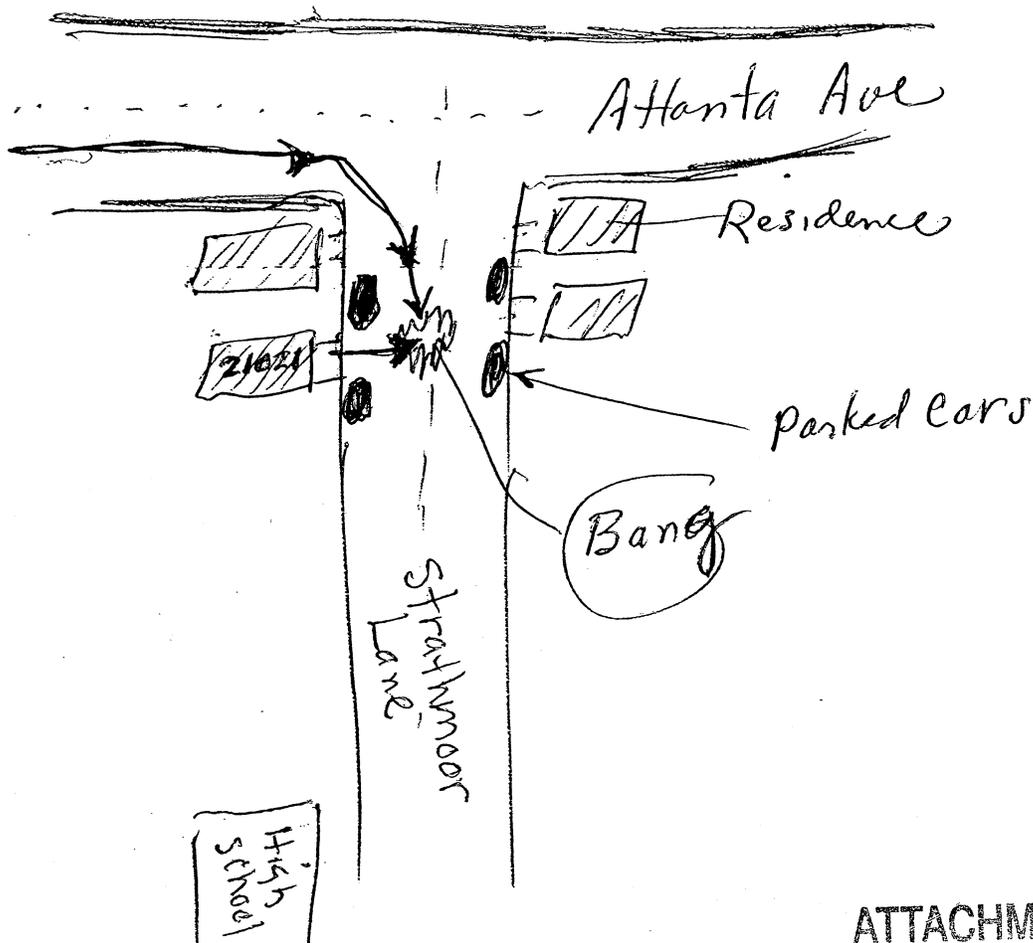
-----  
To: Rami Talleh, Senior Planner  
Senior Planner  
City of Huntington Beach  
Planning Department

Agreement of attached letter: Date: 2/13/09  
Name: James R. & Theresa Nowling  
Signature: JR Nowling - Theresa Nowling  
Address: 21021 Strathmoor Lane, HB 92646

Our driveway is 25 yds from Atlanta Ave. Cars on Atlant. sometimes hit 50 MPH (speed limit is 45). Sometimes East bound traffic slows only 15 mph & then makes the sharp right turn on strathmoor to reach the highschool or soccer fields. Their visibility is

is restricted by high speed, parked car (or SUV's) & the sharp turn angle. When backing out of our driveway it is very unsafe. Many fender benders have occurred to myself, my wife, friends family & neighbors. Let's restrict traffic & not increase it with more & new facilities in our noisy & dangerous residential area in H.B.

P Nowlin's  
(714) 964-1005



FEB 12 2009

February 7, 2009

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Terry and Sharon Crowther  
21191 Richmond Circle  
Huntington Beach, Ca. 92646 714-963-0312

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

Agreement of attached letter: Date: FEB 11, 2009

Name: JOHN & DOTTIE CARDULLO

Signature: *[Handwritten Signature]*

Address: 21051 BEEKWOOD DR, 92646

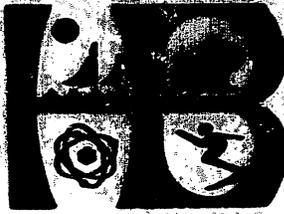
PLEASE SEE LAST PAGE

ATTACHMENT NO. 9.116

The Crowthers make some compelling arguments against the Brethren Christian School gymnasium/expansion Project. Are what they state facts? We think there is some validity to their point of view.

What are your positions/answers to their questions?

JOHN CARULLO  
2-11-09



## Huntington Beach Planning Commission

P.O. BOX 199

CALIFORNIA 92648

May 28, 1998

Brethren Christian School  
Attn: Clement Calvin, 255 N. Hacienda, Suite 222  
City of Industry, CA 91744

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 98-27(Brethren Christian School)**

**PROPERTY OWNER:** Huntington Beach School District, P.O. Box 71, 20451 Cramer Lane,  
Huntington Beach, CA 92648

**REQUEST:** To allow a private junior high and high school to operate at the vacant Gisler School site for up to two years

**LOCATION:** 21141 Strathmore Lane (south of Atlanta Avenue and west of Brookhurst Street)

**DATE OF ACTION:** May 26, 1998

Your application was acted upon by the Planning Commission of the City of Huntington Beach on May 26, 1998, and your request was Conditionally Approved. Attached to this letter are the Findings and Conditions of Approval for this application.

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the City Clerk within ten calendar days of the date of the Planning Commission's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal; it shall also be accompanied by a filing fee. The appeal fee is \$500.00 for a single family dwelling property owner appealing the decision on his/her own property. The appeal fee is \$1,200.00 for all other appeals.

In your case, the last day for filing an appeal and paying the filing fee is July 5, 1998.

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started.

If there are any further questions, please contact Scott Hess, Senior Planner at (714) 536-5271.

Sincerely,

Howard Zelefsky, Secretary  
Planning Commission

by:

  
Scott Hess, AICP  
Senior Planner

xc: Property Owner

Attachment: Findings and Conditions of Approval

## **FINDINGS AND CONDITIONS OF APPROVAL**

### **CONDITIONAL USE PERMIT NO. 98-27**

#### **FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 98-27:**

1. Conditional Use Permit No. 98-27 for the establishment, maintenance and operation of a Private School (Brethren Christian School) for up to two years, with up to 500 children and 45 employees, for grades 7-12 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. Due to the existing site layout, including design and orientation of the existing buildings, and the design of the parking lot, additional parking spaces, and circulation on-site, the proposed school use will not create a negative impact on the adjacent residential properties.
2. Conditional Use Permit No. 98-27 will be compatible with surrounding single family residential uses. The existing buildings are situated adjacent to single family residences to the north, east, and west and a neighborhood park to the south of the site.
3. The school use will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it would be located.
4. The granting of the conditional use permit for the school use will not adversely affect the General Plan. The school use is consistent with the Land Use Element designation of Public-Semipublic (PS) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
  - A. Achieve the development of a mix of governmental service, institutional, educational, and religious uses that support the needs of Huntington Beach residents (Goal LU 13)
  - B. Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map. (Policy LU 13.1.1)

#### **CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 98-27**

1. The site plan, floor plans and elevations received and dated May 19, 1998 shall be the conceptually approved layout.
2. Prior to submittal for building permits, the following shall be completed:
  - a. Zoning entitlement conditions of approval shall be printed verbatim on the second page of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing).

b. Fire Department requirements shall be noted on the building plans, as follows (FD):

- 1) A fire alarm system shall be upgraded to current standards (<sup>UC</sup>1994 Fire Code). Shop drawings will be submitted to and approved by the Fire Department prior to installation.
- 2) Fire extinguishers will be installed and located in areas to comply with Huntington Beach Fire Code Standards.
- 3) Fire lanes will be designated and posted to comply with City Specification No. 415.
- 4) Address numbers will be installed to comply with City Specification No. 428.
- 5) Fire access roads shall be provided in compliance with the Huntington Beach Fire Code and City Specification No. 401. Include the circulation plan and dimensions of all access roads. (24' or 27' fire lanes, turnarounds and 17' by 45 radius turns.

3. Prior to issuance of building permits, the following shall be completed:

- a. A Landscape Construction Set must be submitted to the Department of Public Works and approved by the Departments of Public Works and Community Development. The Landscape Construction Set shall include a landscape plan prepared and signed by a State Licensed Landscape Architect which includes all proposed/existing plant materials (location, type, size, quantity), an irrigation plan, a grading plan, an approved site plan, and a copy of the entitlement conditions of approval. The landscape plans shall be in conformance with Chapter 232 of the Zoning and Subdivision Ordinance. Any existing mature trees that must be removed shall be replaced at a two to one ratio (2:1) with minimum 36-inch box trees, which shall be incorporated into the project's landscape plan. One 36" box tree shall be planted for every 45 linear feet of Strathmore Lane (PW)
- b. Lot lighting is required to be installed in the parking lot. If outdoor lighting is included, high-pressure sodium vapor lamps or similar energy savings lamps shall be used. All outside lighting shall be directed to prevent "spillage" onto adjacent properties. (PW)
- c. The existing meter shall be replaced with a touch read meter per City Water Division Standards. Should the use continue after the initial approval of two (2) years and if it is determined that the existing water line does not meet the minimum requirements set by the Uniform Plumbing Code (UPC) and Uniform Fire Code (UFC), it shall be upgraded in accordance with these requirements. However, if safety issues currently exist, the water line shall be upgraded in accord with these requirements prior to building occupancy. (PW)

- d. The existing assembly at Strathmoor Lane serving the school site shall be upgraded per the City of Huntington Beach Water Division Standards. The two pressure vacuum breakers located behind building 300 that are used for irrigation shall be replaced with backflow devices. All backflow devices shall be painted and be screened from view to the satisfaction of the City of Huntington Beach Fire Department, Landscape Architect and Water Division. The markings indicating the size, model number and serial number shall be affixed to the body of the backflow device and must remain visible after painting. (PW)
  - e. Submit floor plans that indicate interior partitions, door and openings.
4. Prior to final approval of the building permit (or issuance of a Certificate of Occupancy) the following shall be completed:
- a. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Department of Community Development.
  - b. The applicant shall restripe the parking lot so that it conforms to provisions of Chapter 231 of the Huntington Beach Zoning & Subdivision Ordinance.
  - c. Compliance with all conditions of approval specified herein shall be accomplished.
  - d. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
  - e. Provide original approved floor plans to show compliance to Building Code at that time.
5. The use shall comply with the following:
- a. The maximum student enrollment for the school site shall be limited to 500 students.
  - b. No more than 45 employees shall be on the premises at any one time.
  - c. A community liaison shall be established as part of the private school staff to respond to citizen's concerns and complaints relative to the operations of the school. A name and phone number of such individual shall be presented to the Community Development Department and Public Works Department.
6. A review of the use shall be conducted by staff during the second year of operation to determine compliance with the conditions of approval and adequacy of the parking area. If there is evidence of off-site parking and/or an inadequate number of on-site parking spaces, the applicant shall be responsible for adding additional on-site parking spaces.
7. This conditional use permit shall be valid for two (2) years. If the use is considered for an additional period of time, review by the Planning Commission and a public hearing shall be conducted. In addition, a traffic study may be required.