



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Jill Arabe, Associate Planner 
DATE: February 26, 2013

SUBJECT: CONDITIONAL USE PERMIT NO. 12-029/VARIANCE NO. 13-001 (Continued from January 23, 2013) (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

APPLICANT: Marcus Paris, DeRevere & Associates, 1601 Dove Street, Suite 190, Newport Beach, CA 92660

PROPERTY

OWNER: Surf City Christian Preschool, 5432 Heil Avenue, Huntington Beach, CA 92649

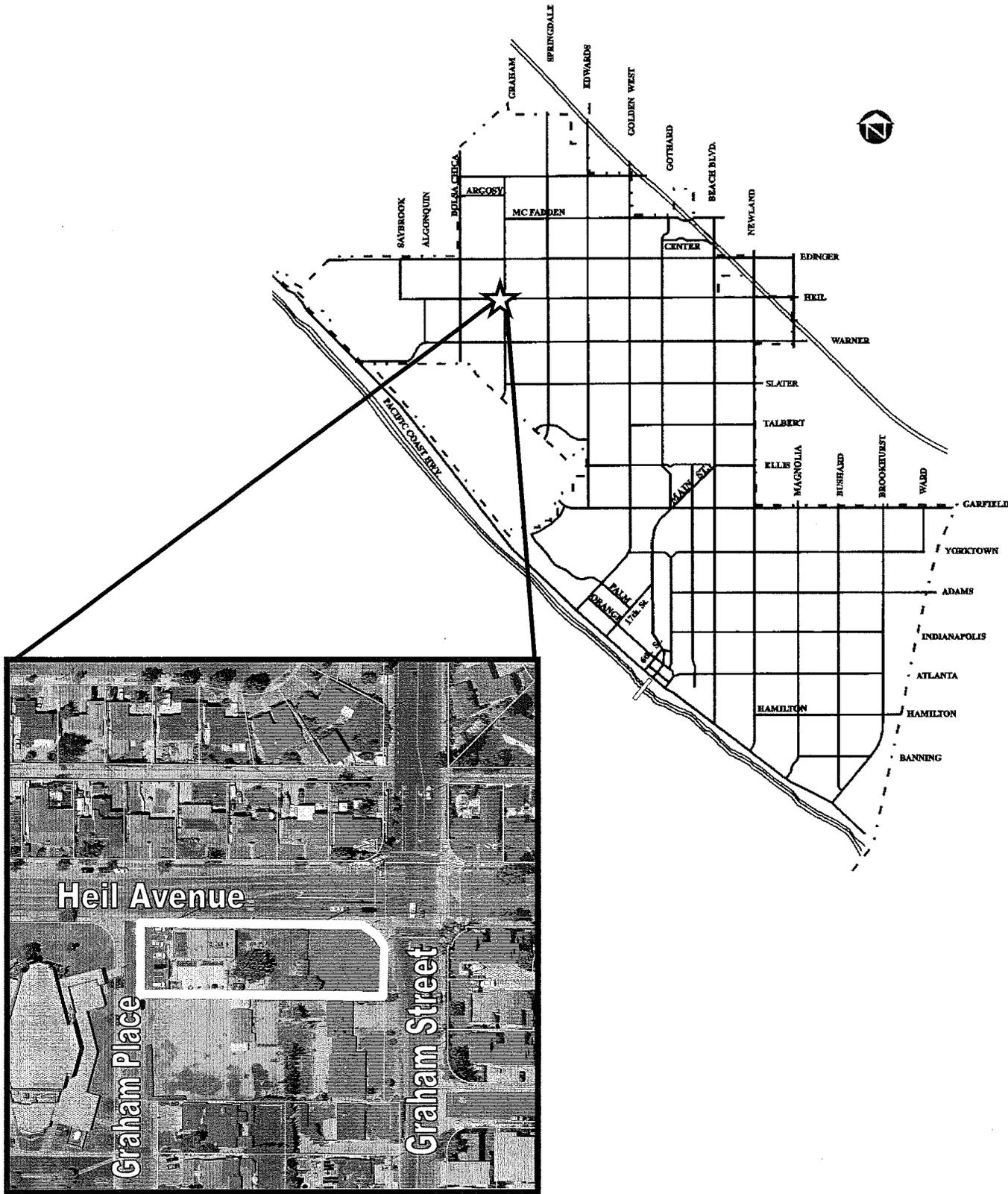
LOCATION: 5432 Heil Avenue, 92649 (southwest corner of Heil Avenue and Graham Street)

STATEMENT OF ISSUE:

- ◆ Conditional Use Permit No. 12-029 request:
 - To permit the expansion of an existing 2,890 sq. ft. preschool consisting of the construction of a new 2,800 sq. ft. building, 18-space parking lot, and site improvements.
 - To permit approximately 60 linear ft. of blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place.

- ◆ Variance No. 13-001 request:
 - To permit a reduced street side yard setback of 7 ft., 2 in. in lieu of a minimum of 10 ft. for the new preschool building.

- ◆ Staff's Recommendation: Approve Conditional Use Permit No. 12-029 and Variance No. 13-001 based upon the following:
 - Consistent with the General Plan objectives and policies.
 - Compatible with the surrounding area because the development incorporates enhanced landscaping, adequate onsite parking for the use, public street improvements, and is designed with similar building materials and elements of surrounding residential uses.
 - Improve the vicinity by providing greater educational opportunities and child care services for Huntington Beach residents.
 - Complies with applicable development standards except for the variance and fence height.
 - Physical constraints including its location bounded by three streets, substandard lot size, and State requirements for activity areas restricts available land for development.



VICINITY MAP
CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001
SURF CITY CHRISTIAN PRESCHOOL – 5432 HEIL AVENUE

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 12-029 and Variance No. 13-001 with findings and suggested conditions of approval (Attachment No. 1).”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 12-029 and Variance No. 13-001 with findings for denial.”
- B. “Approve Conditional Use Permit No. 12-029 and Deny Variance No. 13-001 with findings.”
- C. “Continue Conditional Use Permit No. 12-029 and Variance No. 13-001 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 12-029 represents a request to permit:

- A) The expansion of an existing 2,890 sq. ft. preschool consisting of the construction of a new 2,800 sq. ft. building, 18-space parking lot, and site improvements pursuant to Section 210.04 (A), Additional Provisions – Addition or modification subsequent to original construction, of the Huntington Beach Zoning and Subdivision Ordinance (ZSO).
- B) Approximately 60 linear ft. of blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place pursuant to HBZSO Section 230.88 (A-11).

Variance No. 13-001 represents a request to permit a reduced street side yard setback of 7 ft., 2 in. in lieu of a minimum of 10 ft. setback for the proposed building along Heil Avenue pursuant to HBZSO Section 241.04.

The subject property has been established as a preschool and day care nursery for children since 1968. The site is approximately 0.6 acres and contains an existing 2,890 square feet preschool building and eight parking spaces located along the westerly portion of the site. The remaining site area consists of landscaping and ancillary playground equipment. Proposed improvements will upgrade the adjacent streets, sidewalks, and outdoor play area, and provide adequate onsite parking for staff and visitors. The hours of operation for the preschool are Monday through Friday, 7:00 a.m. to 6:00 p.m. Current student capacity for the preschool is 63 children per day. It is anticipated that the project will add 48 students for a total attendance of approximately 111 students. The preschool serves children ages two through six years old.

ISSUES:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7 (Residential Low Density – 7 dwelling units/acre)	RL (Residential Low Density)	Preschool
North (across Heil Avenue) and South of Subject Property:	RL-7	RL	Single family residential
East (across Graham Street) of Subject Property:	RM-15 (Residential Medium Density – 15 du/acre)	RM (Residential Medium Density)	Multi-family residential
West of Subject Property (across Graham Place):	Public (RL) (Church)	RL	Church

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is RL-7 (Residential Low Density – 7 dwelling units/acre). The proposed project is consistent with this designation and the goals, policies, 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.

B. Noise Element

Objective N 1.3: Minimize the adverse impacts of traffic-generated noise on residential and other “noise-sensitive” uses.

Policy N 1.2.4: Encourage existing “noise sensitive uses,” including schools, libraries, health care facilities, and residential uses to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to mitigate noise impacts.

C. Urban Design Element

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The proposed project will expand its existing services by hiring more staff and increasing the student capacity of the preschool. Site improvements will include enhanced landscaping, vehicular and pedestrian circulation, and onsite parking for patrons and staff members. The public right-of-way will be upgraded to enhance pedestrian circulation, drainage, and aesthetics. The needs of the residents will be provided through additional child care and educational services at this location. Furthermore, the new building will be compatible with the existing neighborhood through the site layout and building design. The site layout incorporates enhanced landscaping, decorative paving at parking lot entrances, and ample walkways. The building will be designed with similar elements of surrounding residences including asphalt shingle hip roofs, lattice trellis entrance, stone wainscoting, stucco and siding. The overall height of the building is 26 feet, which includes a tower feature at the front of the building. The neighborhood consists of a mixture of single story and two-story residences.

The incorporation of a parking lot will eliminate existing vehicle queuing for drop-off along Graham Place and provide parking spaces onsite. Based on the proposed preschool operation, classes will commence at staggered times in order for traffic impacts to be minimized. A six-foot high blockwall and five-foot wide landscaped planter will buffer potential noise impacts generated by the parking lot and children’s play area. Because the preschool is surrounded by streets, noise generated by the use is absorbed by the street traffic and will not be above existing conditions.

Zoning Compliance:

This project is located in the RL (Residential Low Density) zone and complies with the requirements of that zone with exception of the variance request for the street side yard setback of 10 feet and the height of the fence along Graham Place. The proposed wall is 6 ft. high for the primary wall face intermittently separated by 6 ft., 6 in. high stone pilasters. A list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 4). Overall, the project complies with parking, building height, and other applicable requirements.

Urban Design Guidelines Conformance:

The Urban Design Guidelines does not have specific guidelines for public-semipublic uses such as the preschool. There are elements of the single family detached residential architectural guidelines that have been incorporated into the proposed use in order to maintain compatibility with the surrounding residential neighborhood. The project is designed with a variety of building materials and siting details

including enhanced landscaping, blockwall fences, a trellis entry, wood siding, stone veneer, stucco, and a tower element fronting Heil Avenue.

Environmental Status:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303, Class 3- *New Construction or Conversion of Small Structures*, because the proposed project consists of the construction of a new 2,800 sq. ft. preschool building.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works, Fire, and the Building Division have reviewed the project proposal and identified a list of recommended conditions that are incorporated into the suggested conditions of approval as well as code requirements (Attachment No. 4).

Public Notification:

A community meeting was conducted by the property owners at the subject site on January 2, 2013. Approximately 20 people attended the meeting including staff members and surrounding residents. The residents expressed concerns involving potential traffic issues along Graham Street and Heil Avenue and drainage issues along Graham Place.

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 14, 2013, and notices were sent to property owners of record and occupants/tenants on and within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), applicant, and interested parties. As of February 19, 2013, no written communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

November 16, 2012

MANDATORY PROCESSING DATE(S):

April 16, 2013 (90-day extension)

Conditional Use Permit No. 12-029 was filed on October 17, 2012 and deemed complete on November 16, 2012. Variance No. 13-001 was added to the request on December 14, 2012 and the request was scheduled and advertised for a public hearing on January 23, 2013. The request for the fence height deviation was added on January 15, 2013 and the item was subsequently continued at the applicant's request from January 23, 2013 to February 26, 2013.

ANALYSIS:

Land Use Compatibility

The expansion of the existing use results in multiple upgrades to the site, enhancement of the neighborhood, and an increase in the student enrollment. The project improves the streets by providing curb, gutter, and sidewalks along all three street frontages where no improvements currently exist. As a result, the adjacent streets will be functionally capable of adequate pedestrian circulation into and around the site. Proposed onsite improvements also involve landscaping, blockwall fencing, and an 18-space parking lot. These upgrades will create visual interest along the arterial streets of Heil Avenue and Graham Street and aesthetically enhance the neighborhood. Furthermore, additional classrooms will benefit the neighborhood because more child care and educational opportunities are offered. The expansion will add 48 students and increase the enrollment to 111 students. However, no potential impacts related to safety, traffic, and noise are anticipated. The use will operate Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. It is compatible with the vicinity because it is a neighborhood serving, daytime use and is surrounded on three sides by streets. The proposed building is located approximately 35 feet from the southerly property line directly adjacent to the existing structure on the site. The outdoor play area is enhanced to accommodate the larger group and will be separated from the adjacent residential yard by trees and a six-foot high block wall on the south property line. Daytime noise generated by the use will be absorbed by street traffic and is not anticipated to exceed existing conditions.

Current access to the site along the westerly property line, which is currently unimproved, is relocated to the east side of the site with the addition of the new parking lot. Sufficient parking is proposed to serve patrons and staff with driveway access points from Heil Avenue and Graham Street. Pursuant to HBZSO Section 231.04, the parking requirements are one parking space per staff member plus one per classroom. Currently there are eight staff members and the existing building contains four classrooms. The new building will add four new classrooms and two staff members for a total of eight classrooms and 10 staff members. A minimum of 18 parking spaces are required and provided within the new parking lot. Potential traffic impacts are mitigated through the inclusion of onsite parking and oversized drive aisles. Two driveways are located onsite, one along Heil Avenue and the other on Graham Street. Westbound traffic on Heil Avenue will be prohibited from turning left into and out of the subject site and signage and adequate striping will be required. In addition, the applicant has provided a drop-off schedule for day care classes, which will stagger the amount of vehicles entering and leaving the site throughout the day. With the staggered schedule, the amount of parking provided in the new parking lot will adequately serve both the visitors and staff. As conditioned, the preschool will also provide parking monitors to ensure that onsite traffic will not queue onto the arterial streets.

Staff recommends approval for the proposed preschool expansion because it is compatible with the surrounding neighborhood and will not create additional impacts above the existing conditions.

Fence Height

The proposed combination fence consisting of 4.5 ft. high of blockwall and 1.5 ft. high of wrought iron along the westerly property line fronting Graham Place at a reduced setback will enhance the preschool use. The wall appearance will be softened by tiered landscaping located between the sidewalk and the blockwall. The landscape planter will be five feet wide and consist of groundcover, shrubs, climbing

vines and trees. As conditioned, the pilasters will incorporate stone veneer, consistent with the stone wainscoting on the new building. The proposed wall height and materials adjacent to Graham Place will match the proposed wall adjacent to Heil Avenue. These security walls will not only protect the children's play area, but also serve as physical barriers between vehicular traffic and the preschool buildings. Furthermore, additional play area of approximately 436 sq. ft. will be provided with the relocation of the wall at a reduced setback along Graham Place. The preschool use may achieve greater compliance with State licensing requirements for the additional amount of outside play space with the wall encroachment.

Staff recommends approval for the deviation to fencing height within the required front yard setback adjacent to Graham Place. The site is fronting three streets, the proposed blockwalls will serve as protection from vehicular traffic, and the combination of blockwall, wrought iron, and stone pilasters softens the encroachment into the required setback.

Variance

The subject site is approximately 26,000 square feet and is limited by multiple constraints on the property when compared to similar properties of the same zone. The size of the site is substandard because it is less than one acre, which is the current requirement for new developments establishing a general day care use. It is also bounded by three streets whereas surrounding properties of the same zone have no more than two street frontages. As a result, greater setbacks are required on the subject site which minimizes the amount of developable area for expansion. The daycare use is also unique because the State has minimum requirements for outdoor and indoor activity space per child based on the total licensed capacity. In addition, the provisions of onsite parking and the location of existing improvements limits the area to meet both State requirements and zoning code provisions, while still providing beneficial services of child care to the community. Based on the proposed layout, the use is complying with requirements with the exception of the variance setback. Furthermore, the area of encroachment is along a small portion of the building. The encroachment depth is 2 feet 10 inches for a building length of 16 feet 6 inches while the remaining 44 ft. building length meets the minimum 10 ft. setback. The visual break in the building wall creates articulation and depth along Heil Avenue in conjunction with the proposed building materials.

Staff recommends approval for the variance because special circumstances on the property such as lot size, location, and multiple street frontages minimize the amount of developable area for the project.

SUMMARY:

Staff recommends approval of the Conditional Use Permit No. 12-029 and Variance No. 13-001 based upon the following:

- Consistent with the General Plan objectives and policies.
- Compatible with the surrounding area because the development incorporates enhanced landscaping, adequate onsite parking for the use, public street improvements, and is designed with similar building materials and elements of surrounding residential uses.
- Improve the vicinity by providing greater educational opportunities and child care services for Huntington Beach residents.
- Complies with applicable development standards except for the variance and fence height.

- Physical constraints including its location bounded by three streets, substandard lot size, and State requirements for activity areas restricts available land for development.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Site Plan, Floor Plans and Elevations dated February 12, 2013
3. Narrative dated January 29, 2013
4. Code Requirements List dated November 28, 2012 (informational purposes only)
5. Drop-off & Pick-Up Schedule dated January 2, 2013

SH:JJ:JA

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the proposed project consists of the construction of a new 2,800 sq. ft. preschool building.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-029:

1. Conditional Use Permit No. 12-029 to permit a) the construction of a 2,800 sq. ft. preschool building, 18-space parking lot, and site improvements, and b) approximately 60 linear ft. of blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will not significantly impact surrounding residential uses or the existing church to the west of the subject property. The project consists of the expansion of the existing preschool use and is not anticipated to generate impacts related to safety, noise, and traffic. The adjacent residential use to the south is adequately buffered by setbacks, landscaping, and a six-foot high block wall. Potential noise generated by the use will also be absorbed by existing street traffic. The new parking lot will provide sufficient parking and access onsite so as not to interfere with adjacent streets. Public improvements as a result of this project will upgrade the curb, gutter, and sidewalks for safe pedestrian circulation. As conditioned, the use will implement measures to minimize queuing on streets through staggered drop off/pick up schedules and parking lot monitoring. The proposed blockwall and gate encroaching into the front yard setback adjacent to Graham Place will provide additional play area for the preschool use in order to meet State licensing requirements. The encroachment will not impact vehicular or pedestrian traffic because the 6 ft. high wall is located outside of the 25 ft. visibility triangle at the corner of the street intersection and five ft. width of enhanced landscaping will be provided between the sidewalk and proposed wall.
2. The conditional use permit will be compatible with surrounding uses because the project is an expansion of the existing preschool and incorporates site elements similar to the neighborhood. The building is designed as a single story structure with enhanced building materials such as stucco, wood siding, and stone veneer. The inclusion of a parking lot will relocate existing queuing from Graham Place to the eastern portion of the property onsite. Adequate setbacks and landscape buffers are provided between the proposed building and improvements to surrounding residential uses. Activities in the outdoor play area will not generate noise impacts above existing conditions due to the site's proximity to arterial streets and the construction of six-foot high block wall fencing. A five ft. wide landscape planter will be located between the sidewalk and wall along Graham Place. Tiered

landscaping consisting of groundcover, shrubs, climbing vines, and trees will soften the appearance of the wall at a reduced setback. The wall will be composed of 4.5 ft. high of split face block and 1.5 ft. high of wrought iron separated every 15-20 ft. by 6.5 ft. high stone veneer pilasters.

3. The proposed conditional use permit will comply with the provisions of the RL (Residential Low Density) zone and other applicable regulations including minimum onsite parking, landscaping, building height, and setbacks with the exception of the street side setback along Heil Avenue and the fence height deviation.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Residential Low Density on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

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.

B. Noise Element

Objective N 1.3: Minimize the adverse impacts of traffic-generated noise on residential and other “noise-sensitive” uses.

Policy N 1.2.4: Encourage existing “noise sensitive uses,” including schools, libraries, health care facilities, and residential uses to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to mitigate noise impacts.

C. Urban Design Element

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The proposed project will expand its existing services by hiring more staff and increasing the student capacity of the preschool. Site improvements will include enhanced landscaping, vehicular and pedestrian circulation, and onsite parking for patrons and staff members. The public right-of-way will be upgraded to enhance pedestrian circulation, drainage, and aesthetics. The needs of the residents

will be provided through additional child care and educational services at this location. Furthermore, the new building will be compatible with the existing neighborhood through the site layout and building design. The site layout incorporates enhanced landscaping, decorative paving at parking lot entrances, and ample walkways. The building will be designed with similar elements of surrounding residences including asphalt shingle hip roofs, lattice trellis entrance, stone wainscoting, stucco and siding. The overall height of the building is 26 feet, which includes a tower feature at the front of the building. The neighborhood consists of a mixture of single story and two-story residences.

The incorporation of a parking lot will eliminate existing vehicle queuing for drop-off along Graham Place and provide parking spaces onsite. Based on the proposed preschool operation, classes will commence at staggered times in order for traffic impacts to be minimized. A six-foot high blockwall and five-foot wide landscaped planter will buffer potential noise impacts generated by the parking lot and children's play area. Because the preschool is surrounded by streets, noise generated by the use is absorbed by the street traffic and will not be above existing conditions.

SUGGESTED FINDINGS FOR APPROVAL - VARIANCE NO. 13-001:

1. The granting of the variance will not constitute a grant of special privilege inconsistent with limitations placed upon other properties in the vicinity and under an identical zone classification. The subject site is bounded by three streets and substandard in size compared to current standards for establishment of the General Day care use. Similar properties in the vicinity are developed with single family homes and contain no more than two street frontages. Greater setbacks and site improvements are required of the project including an 18-space parking lot, landscape buffers, and public sidewalks on three frontages.
2. Because of special circumstances applicable to the subject property including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The existing site is substandard in size because it is approximately 26,000 sq. ft. Under current zoning regulations, development and establishment of the General Day care use requires a minimum lot size of one acre. Since the site was previously established in 1968, the continuation of the use is permitted and the expansion is subject to approval of a conditional use permit. Furthermore, the site fronts three streets which requires greater setbacks than typical single family residences in the vicinity that front one or two streets. Developable and usable area of the site is reduced as a result of the increased setbacks. The land use is also limited by State requirements which require minimum indoor and outdoor activity areas for each child.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. Benefits of the project include increased child care and educational opportunities for the neighborhood. In order to continue to serve the community and provide quality care, the expansion of the preschool is necessary to meet the demands of population growth. With the variance request, the expansion will provide the adequate amount of indoor and outdoor play area for the children, sufficient parking onsite for staff and visitors, and increased enrollment for services.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. The variance is applicable to a portion of the new building fronting Heil Avenue. The remainder of the building and site will comply with applicable development standards. Due to site constraints including lot size, three street frontages, and minimum activity areas, the variance is necessary to achieve greater daycare services and onsite and offsite improvements. The 2 ft., 10 in. encroachment will not interfere with any driveways or street visibility areas and therefore, no safety impacts are anticipated. The variance will enhance the streetscape because it will allow for articulation along the building wall among other site improvements.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 12-029/VARIANCE NO. 13-001:

1. The site plan, floor plans, and elevations received and dated January 2, 2013 shall be the conceptually approved design with the following modifications:
 - a) The 6.5 ft. high pilasters shall be composed of stone veneer to match the proposed stone veneer on the new preschool building.
 - b) The wall description shall be revised with 4.5 ft. high of split face block wall and 1.5 ft. high of wrought iron for a height of 6 ft.
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 Fire, Public Works, and Building 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) A reduced copy of the approved site plan and processing fee shall be submitted to the Planning Division for addressing of the new building.
3. Signage shall be reviewed under separate permits and applicable processing.
4. Prior to issuance of building permits, a Lot Line Adjustment to consolidate the two lots shall be submitted for review and approved by the Departments of Planning and Building and Public Works.
5. The use shall comply with the following:
 - a) Hours of operation: 7:00 a.m. – 6:00 p.m. (Monday through Friday)
 - b) A minimum of two staff members shall monitor the parking lot during scheduled drop-off and pick-up times and direct vehicles, as necessary onsite.
 - c) No queuing shall be permitted on Heil Avenue and Graham Street.

- d) The drop-off and pick-up schedule shall be conceptually approved and implemented as necessary. Minor amendments shall be permitted to eliminate queuing onto Heil Avenue and Graham Street, subject to review and approval by the Departments of Public Works and Planning and Building.
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 & Building 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.
7. Conditional Use Permit No. 12-029 / Variance No. 13-001 shall become null and void unless exercised within two years of the date of final approval by the Planning Commission, or such extension of time as may be granted by the Director of Planning & Building pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
8. 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/green-building-guidelines-rating>).

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.

RECEIVED
 FEB 12 2013
 Dept. of Planning
 & Building

**SURF CITY CHRISTIAN
 PRESCHOOL
 C.U.P.**

5432 Heil Avenue
 Huntington Beach, CA 92649

CITY OF HUNTINGTON BEACH

**OWNER/
 DEVELOPER:** SURF CITY CHRISTIAN PRESCHOOL
 5432 HEIL AVENUE, HUNTINGTON BEACH, CA 92649
 714.846.0316

ARCHITECT: DEREVERE & ASSOCIATES
 1601 DOVE STREET, SUITE 100 NEWPORT BEACH, CA 92660
 949.833.3800

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A-2.0	FLOOR PLAN, CEILING PLAN & ROOF PLAN
A-3.0	EXTERIOR ELEVATIONS

DEREVERE & ASSOCIATES
 ARCHITECTURE • PLANNING
 INTERIORS
 A DIVISION OF CH2M
 HILL
 1700 ALIBON PI
 PLAZA 1200
 NEWPORT BEACH, CA 92660
 TEL: 949.833.3800
 WWW.DEREVERE.COM

PROJECT TITLE: SURF CITY CHRISTIAN PRESCHOOL
 5432 HEIL AVENUE, HUNTINGTON BEACH, CA 92649

DEVELOPER/APPLICANT: SURF CITY CHRISTIAN PRESCHOOL
 5432 HEIL AVENUE, HUNTINGTON BEACH, CA 92649

SHEET TITLE:

JOB NO.: 10029
DATE: 10/8/12
DRAWN BY: MAP

NO.: _____
DATE: _____
BY: _____
REVISIONS: _____

KEYNOTES - NEW SITE CONDITIONS

- (1N) NEW CURB
- (2N) NEW STREET WIDENING PER CITY STANDARDS
- (3N) NEW CONCRETE WALKWAY
- (4N) NEW DRIVE ENTRY APPROACH
- (5N) NEW WALKING STALL COUNT NUMBER
- (6N) NEW PARKING STALL VAN ACCESSIBLE STALL COUNT NUMBER
- (7N) NEW PARKING STALL OVERHANG LINE 2'-0"
- (8N) NEW ASPHALT PARKING AISLE AND PARKING SPACE PAVING
- (9N) NEW LANDSCAPING
- (10N) NEW 6'-0" HIGH CONCRETE BLOCK WALL
- (11N) NEW 4'-6" HIGH CONCRETE BLOCK WALL WITH 18" HIGH WROUGHT IRON FENCING TOP, 6'-0" TOTAL HEIGHT.
- (12N) NEW 16" SQUARE PILASTERS AT 20'-0" O.C. 6'-6" TIGHT.
- (13N) NEW 42" HIGH CONCRETE BLOCK WALL
- (14N) NEW 30" HIGH CONCRETE BLOCK WALL WITH 6" SQUARE, 30" HIGH PILASTERS
- (15N) NEW PAD AND BOLLARD FOR BICYCLE PARKING (3)

KEYNOTES - EXISTING SITE CONDITIONS

- (1E) EXISTING PROPERTY LINE TO BE REMOVED
- (2E) EXISTING CURB FACE
- (3E) EXISTING 6'-0" BLOCK WALL TO REMAIN
- (4E) EXISTING 6'-0" HIGH FENCE TO BE REMOVED
- (5E) EXISTING PLAY STRUCTURE TO BE REMOVED
- (6E) EXISTING FENCEMENT OR BENCHES ON THE MAP, AS REFERRED TO IN THE LEGAL DESCRIPTION FOR ROAD PURPOSES AND INCIDENTAL PURPOSES.
- (7E) EXISTING EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES
- (8E) EXISTING CONCRETE WALKWAY TO REMAIN
- (9E) RELOCATED EXISTING PLAY STRUCTURE

ZONING CONFORMANCE MATRIX

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
PARKING	210.04	18 STALLS	18 STALLS
LANDSCAPING	210.06	11 STALLS	6 STALLS
COVERAGE	210.06	57% - 1,000 SF	22% - 6,000 SF
SETBACKS	210.06	15 FT	15 FT
STREET FRONT	210.06	6 FT	10 FT
MAX. HEIGHT	210.06	35 FT	20 FT

* 1 FOR STAFF MEMBER FIELD FOR CLASSROOM
 ** CLASSROOMS PLUS 10 STAFF = 18 STALLS REQUIRED
 # 20% MINIMUM OF PAVEMENT REQUIRED
 # 20% MINIMUM OF PAVEMENT REQUIRED

TABULATIONS

SITE AREA: 34,000 ± AC (60 acres)
 ZONE: RL
 BUILDING AREA: 2,300 ± SF
 EXISTING PRE-SCHOOL: 5,000 ± SF
 EXISTING TENNIS COURT: 5,000 ± SF
 EXISTING RESIDENCE: 2,100 ± SF
 TOTAL BUILDING AREA/SITE AREA: 21.3%
 PARKING PROVIDED: 18 Stalls

LEGAL DESCRIPTION

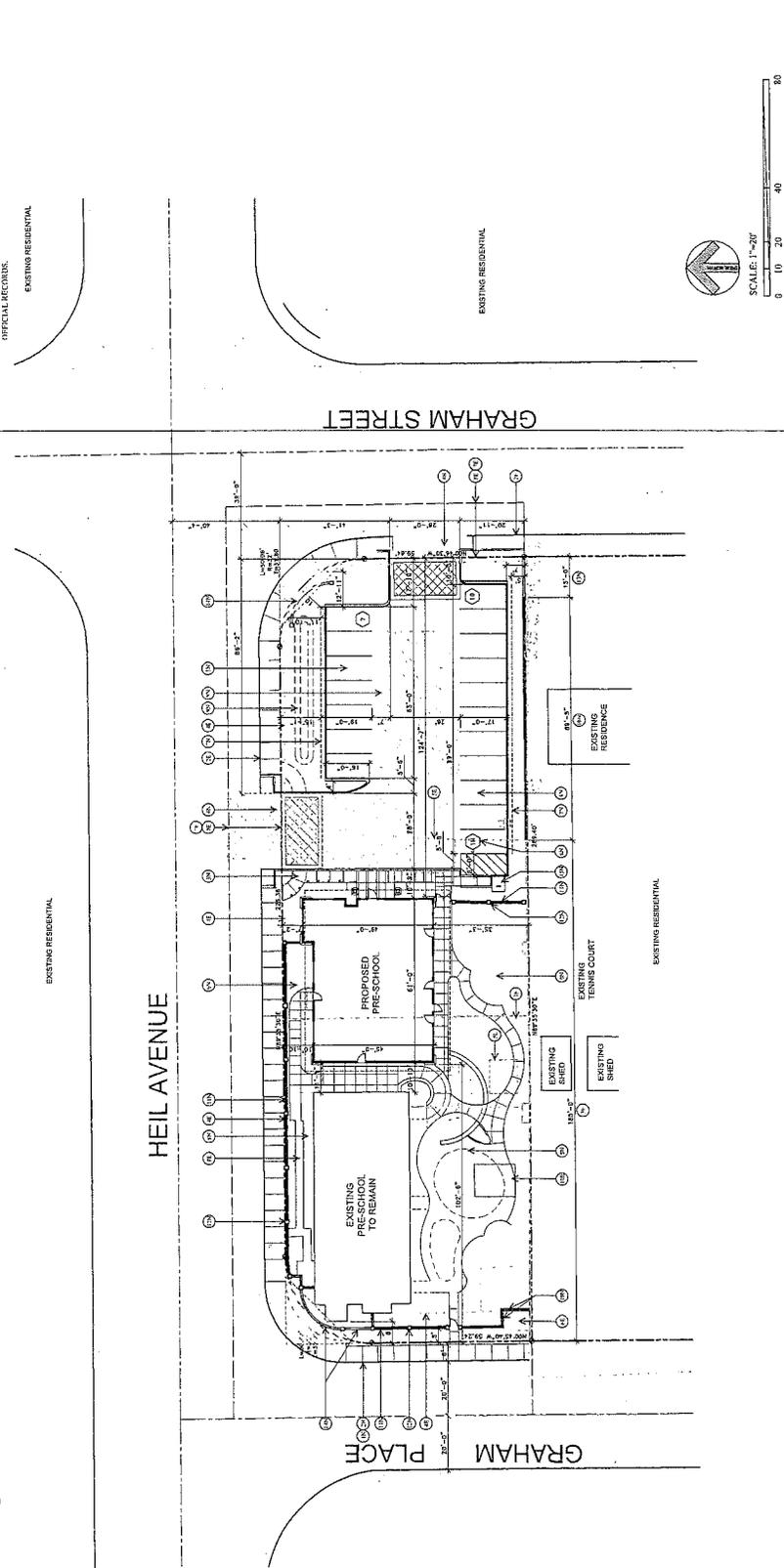
PARCELS 1 AND 2 IN THE CITY OF PRINCETON BEACH COUNTY OF ORANGE STATE PARCELS 1 AND 2 IN THE CITY OF PRINCETON BEACH COUNTY OF ORANGE STATE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXTENDING THEREON ALL OF THE OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN OR UNDER THE NORTH 1/2 OF SAID BLOCK 1, AND THE EXCLUSIVE RIGHT TO ENTER INTO LEASES OR AGREEMENTS FOR EXERCISING AND EXERCISING ALL OR UNDER ANY PART OF SAID NORTH 1/2 OF SAID BLOCK 1, PROVIDED FOR ENTRY ON AND OCCUPATION THEREOF FOR SAID PURPOSES, AS RESERVED IN THE DEED FROM SOUTHERN REALTY COMPANY, RECORDED OCTOBER 2, 1964, IN BOOK 142, PAGE 516, OFFICIAL RECORDS. THE SURFACE RIGHTS HAVING BEEN RELINQUISHED BY THE DEED EXECUTED BY SOUTHERN REALTY COMPANY, RECORDED OCTOBER 2, 1964, IN BOOK 142, PAGE 516, OFFICIAL RECORDS.

DEREYER & ASSOCIATES
 ARCHITECTURE PLANNING INTERIORS
 1400 DORSET DRIVE, SUITE 100, WESTLAKE, CA 92086
 TEL: 949.453.1300 FAX: 949.453.1301
 WWW.DEREYER.COM

SURF CITY CHRISTIAN PRESCHOOL
 5432 Heil Avenue, Huntington Beach, CA 92649
 DEVELOPER/APPLICANT
 PROJECT TITLE
 SHEET TITLE
 PROPOSED SITE PLAN

JOB NO. 10029
 DATE: 08/17/17
 DRAWING: MAP
 REVISIONS:
 NO. DATE BY
 1 08/17/17 JRM
 2 08/17/17 JRM
 3 08/17/17 JRM

A-1.0



DEREVERE & ASSOCIATES
 ARCHITECTURE • PLANNING INTERIORS
 1401 DOWNE STREET, SUITE 100, NEWPORT BEACH, CA 92640
 TEL: 949.433.3800 FAX: 949.433.3800
 WWW.DEREVEREARCHITECTS.COM

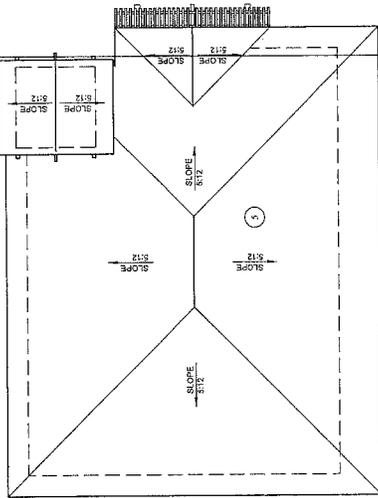
PROJECT TITLE: SURF CITY CHRISTIAN PRESCHOOL
 5432 Hill Avenue, Huntington Beach, CA 92649
DEVELOPER/APPLICANT: SURF CITY CHRISTIAN PRESCHOOL
 5432 Hill Avenue, Huntington Beach, CA 92649
SHEET TITLE: FLOOR, CEILING AND ROOF PLANS

JOB NO.: 100029
DATE ISSUED: 10/9/12
DRAWN BY: N/A
DATE: 10/9/12
BY: SURF CITY PRESCHOOL

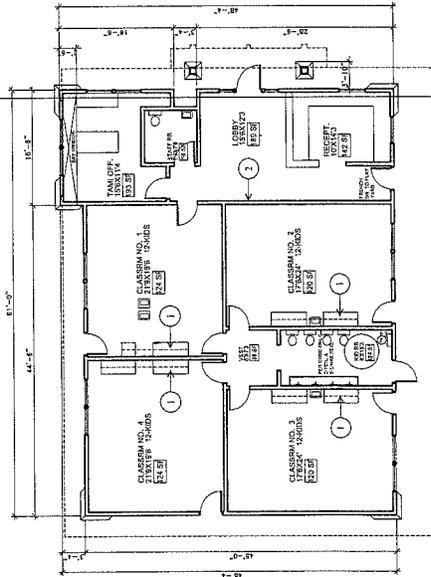
DATE: 10/9/12
BY: SURF CITY PRESCHOOL

A-2.0

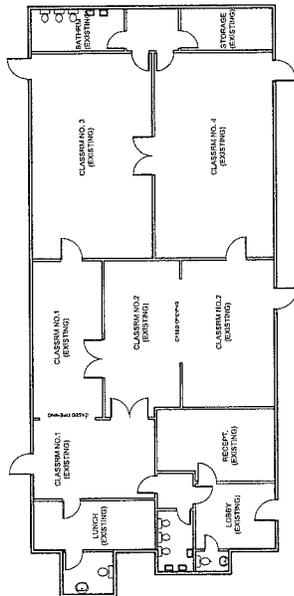
- KEYNOTES**
 SCALE: 1/8"=1'-0"
- 1 BUILT-IN STORAGE CABINETS
 - 2 SIGNAGE WALL
 - 3 SUSPENDED AC OUSTICAL CEILING SYSTEM
 - 4 GYP. BD. CEILING, PAINTED WHITE
 - 5 ASPHALT SHINGLE ROOFING



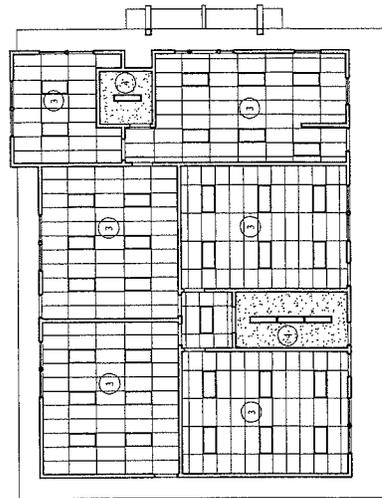
ROOF PLAN - PROPOSED



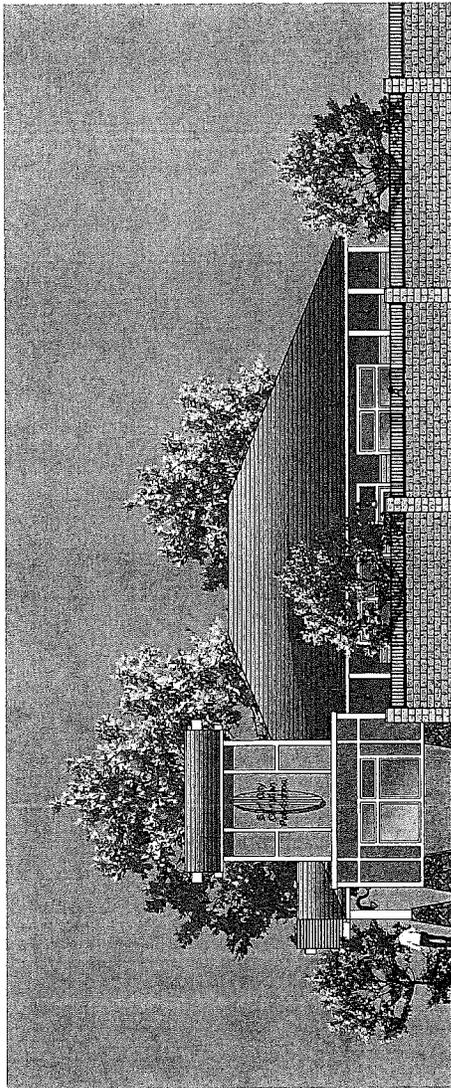
FLOOR PLAN - PROPOSED



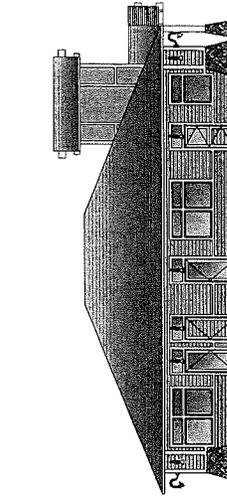
FLOOR PLAN - EXISTING



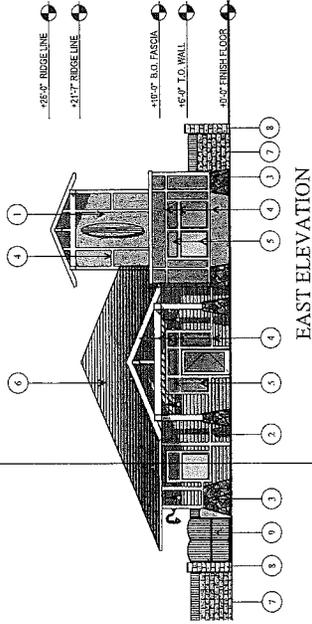
CEILING PLAN - PROPOSED



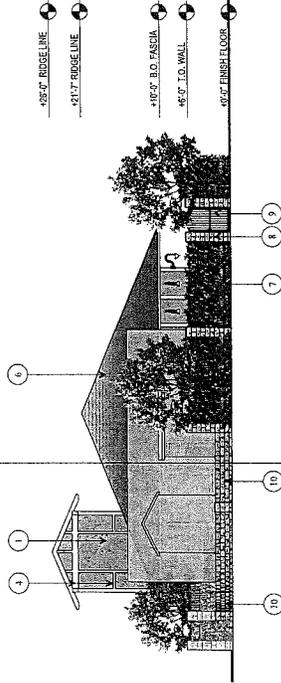
NORTH ELEVATION - HEIL AVENUE
SCALE: 3/16"=1'-0"



SOUTH ELEVATION

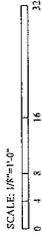


EAST ELEVATION



WEST ELEVATION

KEYNOTES



- 1 STUCCO, SMOOTH FINISH - PAINTED ACCENT COLOR
- 2 WOOD/VINYL SIDING - OFF WHITE
- 3 STONE VENEER
- 4 WOOD TRIM - BRIGHT WHITE
- 5 CLEAR GLAZING - CENTER GLAZED
- 6 ASPHALT SHINGLES
- 7 5/4" HIGH SPLIT FACE BLOCK WALL WITH 1/2" DOOR STREET SURE 181 NEWPORT BEACH, CA 92660 FINISHING TOP
- 8 6"x6" HIGH 1/2" SQUARE SPLIT FACE BLOCK PILASTER AT 20'-0" O.C. MAX.
- 9 6"x6" HIGH WROUGHT IRON GATE
- 10 30" HIGH CONCRETE BLOCK WALL WITH 1/2" SQUARE, 30" HIGH PILASTERS

DEREYRE & ASSOCIATES
ARCHITECTURE • PLANNING
INTERIORS
10000 S. DEER CANYON ROAD, SUITE 100, NEWPORT BEACH, CA 92660
TEL: 949.440.1100 FAX: 949.440.1101
WWW.DEREYRE.COM

SURF CITY CHRISTIAN PRESCHOOL
5432 Heil Avenue, Huntington Beach, CA 92649
DEVELOPER/APPLICANT: SURF CITY CHRISTIAN PRESCHOOL
5432 Heil Avenue, Huntington Beach, CA 92649
PROJECT TITLE: EXTERIOR ELEVATIONS - PROPOSED BUILDING
SHEET TITLE:

JOB NO. 10029
DATE ISSUED 10/9/12
DRAWN BY TMAP

NO.	DATE	REVISIONS

A-3.0

Written Narrative of
Proposed Surf City Christian Child Development Preschool Expansion

JAN 2 1999
CITY OF SURF CITY
PLANNING DEPARTMENT

a) Description of Project:

We are seeking to expand our current preschool business on our own site. We currently have a 2,890 square foot building, in which we are licensed for 63 children per day. We are at full capacity with a waitlist that could more than double our program. Each day we turn families away that want/need preschool and/or daycare. We propose to add a 2,800 square feet building along with new 6'-0" high screen walls along Heil and Graham Place. The new building would be divided into 4 classrooms and an office area. Each classroom, by licensing standards could have 12 students. The building would be licensed for 48 students. This would bring our total student capacity to 111. We would continue our days of service and hours of operation as Mon-Friday and 7 am to 6pm. A staggered drop-off and pick-up schedule will be utilized to minimize traffic flow and a drop-off line in the parking lot will be offered to minimize drop-off time/parking for our school and families.

We would also like to request that the wall be allowed to encroach into the required street front yard building setback along Graham Place. The State of California Department of Social Services Licensing requires preschools to have 75 square feet of outside play space for each child. With the new building, 48 more students will be added daily. This is a total of 111 students requiring 8,325 square feet of outside play space mandated by the State of California. The required street front yard setback on Graham Place is 15'-0". We would like to maximize the school's outside play space, thereby encroaching 10'-1" into the 15'-0" required setback (5'-0" from the property line). This would allow us 436 square feet more of play space, almost enough for all 111 students. We have been advised by the Department of Social Services Licensing that they would most likely allow an exception if we are close to our goal of 8,325 square feet of play area making the encroachment request crucial to our project. The length of this encroachment is 59'-3", therefore the area that encroaches into the setback is 59'-3' long by 10'-1" deep.

b) This application is initiated due to our substantial waitlist and the need from the surrounding community for quality preschool/daycare. We have families that wait in line at New Family Registration at 1 am to reserve a spot for their child. Many families that got in line at our New Family and Current Family Registrations at as early as 4 am did not receive the spots they wanted and needed desperately. Surf City Christian has grown over the last 7 years to be a quality, respected, trusted and coveted preschool program. We seek to add another building of 4 classrooms to accommodate the families that so desperately want to add extra days, and or new family enrollment at our school.

c) The surrounding uses to the north, south and east are residential homes. The property immediately west of our preschool is a Mormon church which we have good standing with and share parking lots when needed.

d) Our population served at Surf City Christian Child Development Preschool are children ages 2-6 years old looking for quality and loving care and simultaneously preparing them socially and academically for Kindergarten. Our families are primarily from Huntington Beach, but also come from FV, Seal Beach, Westminster, Mission Viejo, Long Beach and more as they hear of the incredible job our teachers do caring and educating our students for elementary school.

e) The current building will incur changes to its exterior facade to match the new building. We plan to achieve this current building upgrades as finances permit and potentially within 1 year of the new construction.



HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 28, 2012
PROJECT NAME: SURF CITY CHRISTIAN PRESCHOOL
PLANNING APPLICATION NO. 2012-0194
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 12-29
DATE OF PLANS: OCTOBER 17, 2012
PROJECT LOCATION: 5432 HEIL AVENUE, 92649 (SOUTHWEST CORNER OF HEIL AVE. AND GRAHAM ST.)
PLAN REVIEWER: JILL ARABE, ASSISTANT PLANNER
TELEPHONE/E-MAIL: 714-374-5357 / JARABE@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE EXPANSION OF AN EXISTING 2,890 SQ. FT. PRESCHOOL BUILDING CONSISTING OF THE CONSTRUCTION OF A NEW 2,800 SQ. FT. BUILDING, 18-SPACE PARKING LOT, AND SITE IMPROVEMENTS.

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 should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 12-029:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. The minimum street side-yard setback shall be 10 ft. from the north property line. **(HBZSO Section 210.06)**
 - b. For traffic visibility purposes, the maximum height of shrubbery shall be 32 inches within any parking area and within 5 feet of any driveway. **(HBZSO Section 232.08A-2)**
 - c. A minimum 5 ft. planter width shall be provided along the south property line adjacent to the parking lot. Minimum plantable area for each tree shall be 48 inches square. **(HBZSO Section 232.08C)**
 - d. Interior landscaping areas shall be distributed throughout the parking area and shall equal 5 percent of the perimeter landscaping area. These areas shall include one minimum 24-inch box

tree for every 10 parking spaces and shall be located throughout the parking area. **(HBZSO Section 232.08C-3)**

- e. The end of each row of parking spaces shall be separated from driveways by a landscaped planter, minimum 2 feet wide and in addition include a step off area. **(HBZSO Section 232.08C-4)**
- f. Planter areas adjacent to parking spaces shall be provided with a 12-inch-wide by 3 ½ inch-thick "step off" area flush with and behind the curb for the entire length of planter or provide 4-foot-square or 5-foot-diameter circular planter surrounded by textured/and/or colored concrete. **(HBZSO Section 232.08C-5)**
- g. Non-residential developments shall have one 36 inch box tree for each 45 lineal feet of street frontage planted within the first 15 feet of the setback area adjacent to a street. Based on the plans, a minimum of nine 36-inch box trees shall be planted along the street frontages (2 along Graham Place, 2 along Graham Street, and 5 along Heil Avenue). **(HBZSO Section 232.08B-4)**
- h. On corner lots, no fence, wall, landscaping, berming, sign, or other visual obstruction between 42 inches and 7 feet in height as measured from the adjacent curb elevation may be located within the triangular area formed by measuring 25 feet from the intersection of the front and street side property lines or their prolongation. Trees trimmed free of branches and foliage so as to maintain visual clearance below 7 feet shall be permitted. **(HBZSO Section 230.88C-2)**
- i. Visibility of a driveway crossing a street property line shall not be blocked between a height of 42 inches and 7 feet within a triangular area formed by measuring 10 feet from intersecting streets and driveways. **(HBZSO Section 230.88C-3)**
- j. Accessory structures (i.e., playhouse, play structure, etc.) shall not occupy the required front, side, or rear yard. **(HBZSO Section 230.08A)**
- k. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
- l. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. 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 not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
- m. 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). **(HBZSO Section 230.76)**
- n. 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. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - h. 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. **(Resolution No. 4545)**
4. Prior to issuance of building permits, the following shall be completed:
- a. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Planning Department Fee Schedule)**
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**
 - b. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
- a. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building and Safety Division. **(HBMC 17.04.036)**
 - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - d. 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. **(HBZSO Section 232.04.D)**
 - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**

7. 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 and Building 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. **(HBZSO Section 241.18)**
8. Conditional Use Permit No. 12-29 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 Division a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
9. Conditional Use Permit No. 12-29 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
10. The Planning Commission reserves the right to revoke Conditional Use Permit No. 12-29 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. **(HBZSO Section 241.16.D)**
11. 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. **(City Charter, Article V)**
12. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
13. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption 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 approval of entitlements. **(California Code Section 15094)**
14. 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. **(HBZSO Section 232.04)**
15. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning & Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



CITY OF HUNTINGTON BEACH BUILDING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: November 7, 2012
PROJECT NAME: Surf City Christian Preschool
ENTITLEMENTS: Conditional Use Permit No. 12-029
PROJECT LOCATION: 5432 Heil Avenue, 92649 (southwest corner of Heil Ave. and Graham St.)
PROJECT PLANNER: Jill Arabe, Assistant Planner
PLAN REVIEWER: Khoa Duong, P.E.
TELEPHONE/E-MAIL: (714) 872-6123/khoa@csgengr.com
PROJECT DESCRIPTION: To permit the expansion of an existing 2,890 sq. ft. preschool building by constructing a new 2,800 sq. ft. building and 18-space parking lot.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated October 17, 2012. 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.

I. SPECIAL CONDITIONS:

- None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Residential Code, 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010 California Electrical Code (CEC), 2010 California Energy Code, 2010 California Green Building Standards and The Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Site plan –
 - a. Show location of all curb ramps and truncated domes within the accessible paths of travel.
 - b. Provide accessible parking stall layout plan to show how it comply with Section 1129B of 2010 CBC.
 - c. All exterior walls should comply with Table 602. Please identify on site plan and floor plan location of all fire rating walls along with rating assemblies.
 - d. The maximum area of exterior wall openings shall comply with Table 705.8.
3. Provide Project Data show:

- Type of building construction
- The occupancy group(s)
- The age of the kids in each classroom

4. Buildings on the same lot must comply with Section 705.3.

5. Egress –

- a. The occupant load in each room shall be based on Table 1004.1.1 of 2010 CBC. Please revise the occupant loads shown on Floor plan.
- b. The exits from class rooms shall comply with Table 1015.1. For day care, two exits are required from class room.

6. All restrooms must be accessible to disabled persons. Provide toilet room layout plans, details and notes show how they comply with Section 1115B of 2010 CBC.

III. COMMENTS:

- In addition to all of the code requirements of the 2010 California Green Building Standards Code, specifically provide a Construction Waste Management Plan per Sections 4.408.2 and 5.408.1.1.
- Planning and Building Department encourage the use of pre submittal zoning applications and building plan check meetings.



RECEIVED

OCT 25 2012

Dept. of Planning
& Building

HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 25, 2012

PROJECT NAME: SURF CITY PRESCHOOL

ENTITLEMENTS: CUP NO. 12-029

PROJECT LOCATION: 5432 HEIL AVENUE, HUNTINGTON BEACH, CA

PLANNER: JILL ARABE, ASSISTANT PLANNER

TELEPHONE/E-MAIL: (714) 536-5357/ jarabe@surfcity-hb.org

PLAN REVIEWER-FIRE: James Brown, Fire Protection Analyst

TELEPHONE/E-MAIL: (714) 374-5344, jbrown@surfcity-hb.org

PROJECT DESCRIPTION: To permit the expansion of an existing 2,890 sq. ft. preschool building by constructing a new 2,800 sq. ft. building and 18-space parking lot.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated OCTOBER 23, 2012. 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: JAMES BROWN, FIRE PROTECTION ANALYST.

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

Environmental

"Phase 1 Environmental Study" is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. Based on site characteristics, identified former uses, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing may be required. This must be completed prior to precise grade approval. (FD)

Environmental - Elevated levels of methane or other soil gases in the area. (No well)

Methane Mitigation District Requirements. The proposed construction is within the City of Huntington Beach Methane Mitigation District. Due to known elevated levels of methane or other soil gases in this area, a sub-slab methane barrier and vent system may be required for this

ATTACHMENT NO. 4.8

project. A methane test workplan as required per City Specification #429 must be submitted to the HBFD for review and approval prior to precise grade approval.

The following City Specification is applicable (if required due to testing results) and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval.

Methane safety measures per *City Specification # 429, Methane District Building Permit Requirements* shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. (FD)

Fire Apparatus Access

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Lanes and Fire Access Roads shall be marked and signed as per the CFC, HBMC and City Specification # 415, *Fire Lanes Signage and Markings on Private, Residential, commercial and Industrial Properties*. For Fire Department approval, reference and demonstrate compliance on the plans. (FD)

Fire Protection Systems

Fire Alarm System is required. For Fire Department approval, plans shall be submitted to the Fire Department for permits and approval. For Fire Department approval, reference and demonstrate compliance with the 2010 CFC and 2010 NFPA 72 on the plans. A licensed C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

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)

Addressing and Street Names

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 1/2") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and reflect the address location on the building. **(FD)**

GIS Mapping Information

GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing.*

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes: **(FD)**

Building Construction

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

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction And Demolition. (FD)

OTHER:

- 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)
- 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

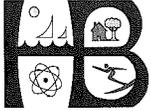
City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

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



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS **REVISED**

DATE: 2/12/13
PROJECT NAME: SURF CITY CHRISTIAN PRESCHOOL
ENTITLEMENTS: CUP 12-29
PLNG APPLICATION NO: 2012-0194
DATE OF PLANS: 2/12/13
PROJECT LOCATION: 5432 HEIL AVENUE
PROJECT PLANNER: JILL ARABE, ASSISTANT PLANNER
TELEPHONE/E-MAIL: 714-374-5357 / JARABE@SURFCITY-HB.ORG
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE EXPANSION OF AN EXISTING 2,890 SQ. FT. PRESCHOOL BUILDING BY CONSTRUCTING A NEW 2,800 SQ. FT. BUILDING AND 18-SPACE 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 GRADING PERMIT:

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The applicant shall prepare an easement for public street and utility purposes for a 40 ft half width along the Graham Street and Heil Street project frontage, and a 27 ft half width along the Graham Place project frontage. The applicant shall include a 35 ft corner radius easement for public street and utility purposes at the southeast corner of Heil Avenue/Graham Place and at the southwest corner of Heil Avenue/Graham Street. The corner radius easements shall be described as being tangent to the new street sidelines.

3. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading and Improvement Plan. (ZSO 230.084A)
 - a. A 27-foot right-of-way dedication for vehicular access, pedestrian access, and public utilities along the Graham Place frontage is required, per Public Works Standard Plan Nos. 104 and 207 for a center line to property line width of 27 feet. (ZSO 230.84)
 - b. A 35-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Graham Place and Heil Avenue per Public Works Standard Plan No. 207. (ZSO 230.84)
4. 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 plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. Curb, gutter and sidewalk along the Heil Avenue, Graham Place and Graham Street frontage shall be installed per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. Proposed driveways shall be installed per Public Works Standard Plan No. 211.
 - c. The proposed driveway approach on Heil Avenue shall provide right in, right out only turning movements to and from the site. The applicant shall provide all the necessary signage and striping to prohibit left turns into and out of the site from this driveway approach. (CE 2.3.2, ZSO 231.02)
 - d. Installation of one streetlight along the Heil Avenue frontage. (ZSO 230.84)
 - e. Pavement for half -width of Graham Place (ZSO 230.84)
 - f. An ADA compliant access ramp at the Graham Place and Heil Avenue corner per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - g. A new sewer lateral shall be installed connecting to the main in the street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - h. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 254.04)
 - i. A new domestic water service and meter shall be installed per Water Division Standards for the proposed development, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 255.04) (MC 14.08.020)
 - j. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)
 - k. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - l. The existing domestic water service and meter, if not being used shall be abandoned per Water Division Standards. (ZSO 255.04)

5. A signage and striping plan prepared by a Licensed Civil or Traffic Engineer shall be prepared and submitted to Public Works for review and approval. The Plan shall be prepared according to the latest California standards for traffic control devices and Public Work standards for preparation of signing and striping plans. (C.E. 2.3.2, ZSO 231.02)
6. The applicant shall demonstrate to the satisfaction of the Public Works Department that during drop off and pick up times vehicles shall not overflow onto Heil Avenue or Graham Street. (CE 2.3.2)
7. A Hydrology and Hydraulics Report shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. The Hydrology and Hydraulic Report shall include, but not be limited to facilities sizing, limits of attenuation, downstream impacts and other related design features. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm water system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84) **(Revised 2/12/13)**
8. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.
9. The project WQMP shall include the following:
 - a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. 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.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. 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.
- k. The applicant shall return one CD media to Public Works for the project record file.
10. 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.
 11. 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)
 12. 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)
 13. 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.
 14. 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.
 15. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

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

16. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
17. 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)

18. 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)
19. 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)
20. 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)
21. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
22. 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)
23. 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)
24. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
25. Wind barriers shall be installed along the perimeter of the site. (DAMP)
26. 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:**

27. A Precise Grading Permit shall be issued. (MC 17.05)
28. Traffic Impact Fees for this development shall be paid at the rate applicable at the time of Building Permit issuance. The fee shall be based on the number of trip ends and average trip mile the project is anticipated to generate. (MC 17.65)
29. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

30. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

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

31. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
32. All new utilities shall be undergrounded. (MC 17.64)
33. 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)
34. 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.



RECEIVED
JAN 02 2010
2:00 PM

Surf City Christian Child Development Preschool
5432 Heil Ave, Huntington Beach, CA 92649
Phone: (714)846-0316 / Fax: (714)846-0316

Proposed Staggered Drop-off & Pick-up Schedule

<u>Program</u>	<u>Drop-off time</u>	<u>Pick-up times</u>
<u>Full Day Programs:</u>	7:00-8:30 am	2:00 - 6:00 pm
<u>AM Programs:</u>		
<u>Blue Room Program am:</u>	8:00 am	11:30 am
<u>Yellow Room Program am:</u>	8:15 am	11:45 am
<u>Pre K Program am:</u>	8:30 am	12:30 pm
<u>PM Programs:</u>		
<u>Blue Room Program pm:</u>	1:00 pm	2:30 pm
<u>Yellow Room Program pm:</u>	1:15 pm	4:45 pm