

CITY OF HUNTINGTON BEACH
COMMUNITY SERVICES COMMISSION
REQUEST FOR ACTION

MEETING DATE: AUGUST 8, 2012

SUBMITTED TO: COMMUNITY SERVICES COMMISSION

SUBMITTED BY: DAVID C. DOMINGUEZ, FACILITIES DEVELOPMENT & CONCESSIONS MANAGER

SUBJECT: APPROVE CONCEPTUAL MASTER PLAN FOR IMPROVEMENTS AT LAMB PARK IN ASSOCIATION WITH THE PROPOSED DEVELOPMENT OF A RESIDENTIAL SUBDIVISION AT THE FORMER LAMB SCHOOL SITE

Statement of Issue: As part of a residential development project at the former Lamb School site, the developer is proposing several public benefits to the City, including the development of the adjacent 2.68 acre Lamb Park. The Community Services Commission is being asked to review and approve a conceptual master plan of improvements for the park.

Funding Source: N/A – Funding for the proposed park improvements will be paid by Tri Pointe Homes, LLC (TPH).

Recommended Action: Approve the Lamb Park Conceptual Park Master Plan as presented.

Alternative Action(s): Do not approve the Conceptual Park Master Plan and direct staff on how to proceed.

Analysis: The former Lamb School is located at 10251 Yorktown Ave, to the east of the Brookhurst/Yorktown intersection (see Attachment 1). Lamb School is presently owned by the Fountain Valley School District (FVSD). The school has been closed since 1989 and served for several years as the head offices for the Huntington Beach Union High School District. In 2005, the City purchased 2.68 acres of the closed school site for park purposes under the terms of the Naylor Act. FVSD has received a proposal from a private developer to develop the remaining 11.65 acres for residential purposes. Tri Pointe Homes (TPH), a private developer, is currently going through the entitlement process for the development of a new 81-unit infill housing project. As part of the entitlement process, TPH is proposing several public benefits to the City. One such benefit TPH is proposing is to develop the City-owned 2.68 acre park site immediately adjacent to the proposed in-fill project.

Due to funding constraints, the City has not made any improvements or modifications to the 2.68 acre area since it was purchased in 2005. The site currently consists of a lighted turf multi-use practice field and a small blacktop area that was part of the school parking lot (see Attachment 2). In the past, staff has prepared conceptual designs for the park with the intent to keep the lighted multi-use practice area in place and to create a neighborhood park component to serve the surrounding residents. Based upon previous concepts, TPH has prepared a conceptual layout of improvements for the park. The conceptual park plan includes a 60' x 60' tot lot, half-court basketball court, picnic shelter with tables and chairs, park benches and a 33 space parking lot. The plan also maintains the lighted practice field with a playing area of 150' x 240' (see Attachment 3). As an additional feature, the practice area will feature a design similar to the turf area at Bauer Park. Turf mounding around the playing area will serve as a defining boundary for the field and enhanced viewing for spectators. The proposed park improvements will also include irrigation and landscaping, and sidewalks in and around the areas of the parking lot and tot play areas.

Staff supports the proposed project since the design includes amenities of a typical neighborhood park and maintains the lighted practice field that have been at the site for several years. As an added benefit, no existing Park Fund expenditures will be required to fund the park improvements. Staff is therefore recommending Commission approval of the conceptual plan as proposed.

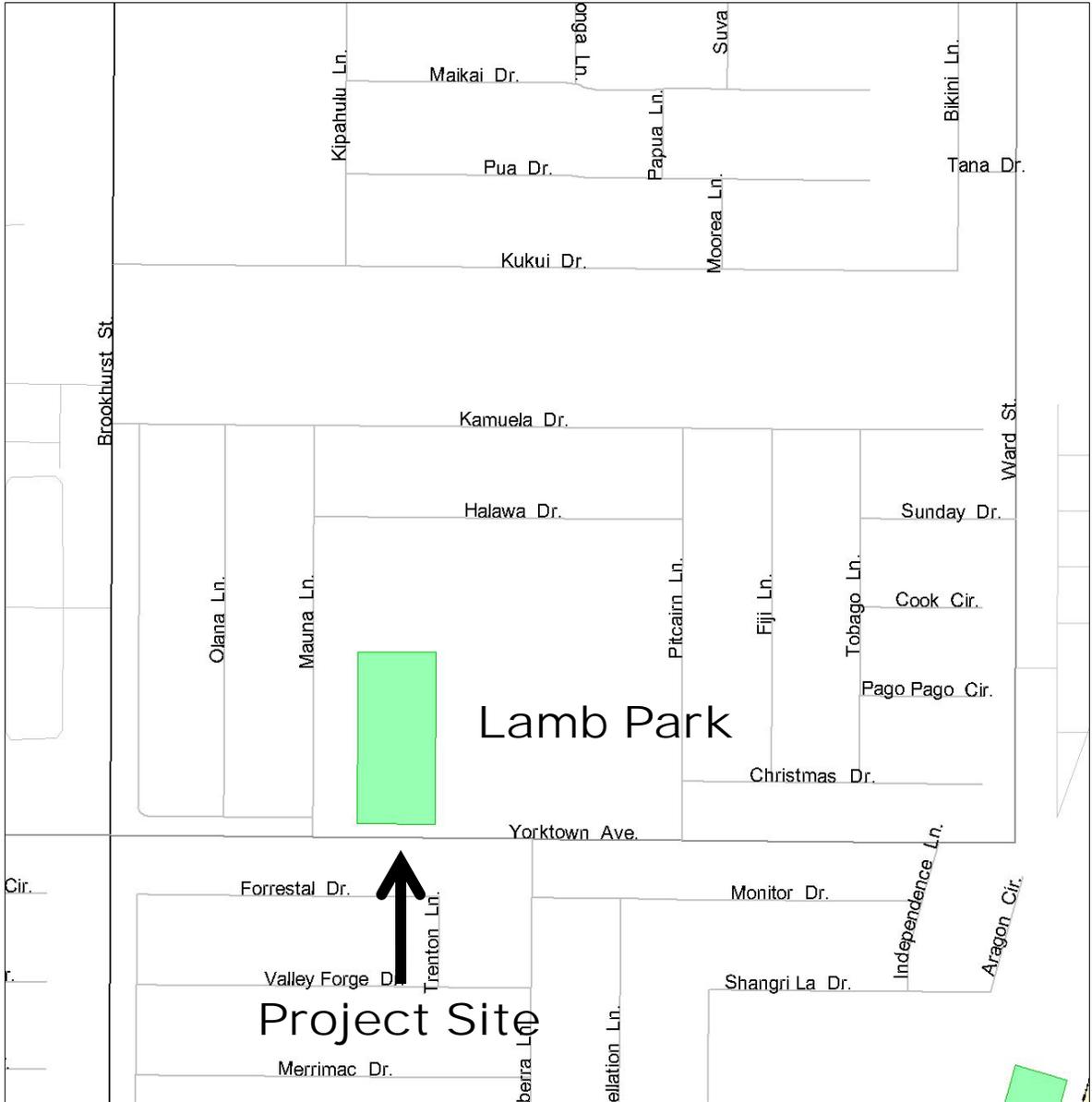
Environmental Status: Preparation of environmental assessment currently in progress.

Attachment(s):

City Clerk's Page Number	No.	Description
	1.	Location Map
	2.	Existing Site Conditions
	3.	Lamb Park Conceptual Master Plan

RCA Author: David Dominguez

LOCATION MAP



Lamb Park
10151 Yorktown Avenue
Huntington Beach, CA 92646

LAMB PARK - EXISTING SITE CONDITIONS



LAMB PARK CONCEPTUAL PARK MASTER PLAN



IRRIGATION NOTE:

All landscaped areas will be permanently irrigated using an automatic, underground irrigation system. The irrigation system will be separated into several systems based on water requirements of each hydrozone. Hydrozone separations will be based on sun orientation and water requirements of the plant material.

Irrigation of required landscaped areas shall be a combination of automatic overhead spray and drip irrigation with matched precipitation rate, low gallonage sprinkler heads, bubblers, and oring devices. Timing devices shall include soil moisture sensors and rain sensing override devices. Sprinkler pop-up heights shall range from 6" in turf areas and 12" high in shrub/groundcover beds, where a drip system may not be applicable. The irrigation system shall be capable of operating automatically by incorporating an electric controller and low voltage electric remote control valves. Quick closing valves, as required, shall be strategically located to provide supplemental water to plant material and for wash down purposes. All remote control and quick closing valves shall be located and installed within the shrub beds wherever possible.

Irrigation systems served with recycled water will include a weather based irrigation system with on-site weather station and computer. The systems will be a combination of spray and drip irrigation compliant with the County of Orange Model Water Efficient Ordinance. Irrigation water use will comply with water allotments defined in the Ordinance.

NOTE:
Refer to sheet L.2 for Plant Palette and lighting notes.



CONCEPTUAL PARK SITE DESIGN

05.15.12



2019.004

FORMER LAMB SCHOOL SITE
HUNTINGTON BEACH, CALIFORNIA



1952 JAWORCKE RD
SUITE 208
IRVINE, CA 92614
PH: (949) 751-8660

Attachment 3