

CITY OF HUNTINGTON BEACH
COMMUNITY SERVICES COMMISSION
REQUEST FOR ACTION

MEETING DATE: AUGUST 8, 2012

SUBMITTED TO: COMMUNITY SERVICES COMMISSION

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

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

Statement of Issue: As part of a residential development project at the former Wardlow School site, the developer is proposing several public benefits to the City, including the dedication of additional parkland and improvements to Wardlow Park. The Community Services Commission is being asked to review and approve a plan to add an additional 0.83 acres which will be developed to provide parking to serve the park.

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

Recommended Action: Approve the conceptual plan for improvements and additional park acreage as presented.

Alternative Action: Do not approve the conceptual plan and direct staff on how to proceed.

Analysis: Tri Pointe Homes (TPH), a private developer is currently going through the entitlement process for the development of a new 49-unit infill housing project at the former Wardlow School site. As part of the entitlement process, TPH is proposing several public benefits – including the dedication and improvement of 0.83 acres of land that will be consolidated into Wardlow Park. Wardlow Park is located on the east side of Magnolia Street, and north of Adams Avenue (see Attachment 1) The existing park property is approximately 8.36 acres and is improved with a tot lot and associated playground equipment, park benches, picnic tables and baseball fields, that serve as the home fields for Huntington Valley Little League.

While the proposed residential development is not contributing to parking demands, TPH understands the current parking needs for the park. As part of the proposed public benefits for the project, TPH is proposing to dedicate a 0.83 acre of land as part of Wardlow Park. Per City and State regulations, sub-division projects are required to dedicate land or pay an in-lieu fee for park/open space purposes (Quimby Act). Based upon the current formula to calculate dedication requirements, the proposed residential

development on the former school site would require a land dedication of 0.66 acres. TPH however, is proposing to dedicate and improve 0.83 acres – which exceeds the dedication requirement by 27%. It should also be noted that under Quimby, developers are not required to improve dedicated acreage.

THP has prepared a conceptual plan to provide an 80 space parking area that will be located immediately to the east of the existing baseball fields. The lot will feature a landscape buffer between the parking lot and the homes within the proposed development (see Attachment 2). The parking lot will be constructed in conformance with the City’s general design specifications and configured in a manner to maximize its proximity to, and provide convenient access to the park. The parking lot design will also incorporate a storm drain underneath the parking area that will alleviate an existing problem with cross lot drainage and flooding at the northeast corner of the park. In order to properly address the drainage issue, a small turf basin will be placed in the northeast section of the existing park. The basin will not impact the ball fields. Other improvements being proposed include fencing at the south end of the park running parallel to Pioneer Drive, undergrounding of the power lines along the north side of Pioneer Drive, security lighting at the northeast corner of the park, and relocation of the HVLL snack bar/restroom building. Placement of the snack bar will be at a location approved by the City. The building dimensions and costs will be under the thresholds subject to Charter Section 612 (“Measure C”) of 3,000 square feet and a value greater than \$160,000. No other park features will be impacted or modified. The existing tot lots and open space at the west side of the park will remain “as-is”.

Planning staff has reviewed the conceptual plan for improvements and is supportive of the design and construction of the lot as a public benefit. Community Services is also in support of the design and the additional acreage that will become part of Wardlow Park. Staff is therefore recommending Commission approval of the project. Final entitlement approval will be processed through the Planning Commission.

Environmental Status: The project is going through the required environmental review as part of the entitlement process.

Attachment(s): List attachment(s) below.

| Page Number | No. | Description |
|-------------|-----|-----------------------------|
| | 1. | Location Map |
| | 2. | Conceptual Improvement Plan |

RCA Author: D. Dominguez

LOCATION MAP



Wardlow Park
19761 Magnolia Street
Huntington Beach, CA 92646

CONCEPTUAL IMPROVEMENT PLAN

