

**ENVIRONMENTAL ASSESSMENT COMMITTEE
ACTION AGENDA**

Tuesday, August 14, 2012

9:30 A.M.

2000 Main Street, 3rd Floor, Conference Room #3, Huntington Beach, CA 92648

Item No. 1

Application: ENVIRONMENTAL ASSESSMENT NO. 2008-012 (Wardlow Residential Subdivision)

Applicant: TriPointe Homes, LLC
19520 Jamboree Road, Suite 200
Irvine, CA 92612
Contact: Thomas Grable
Phone: (949) 478-8674

Request: To review the potential environmental impacts associated with a proposal to subdivide the 8.35-acre former Wardlow School site to accommodate 49 lots for new single-family homes. All existing school buildings and site improvements are proposed to be demolished with the project.

The project is adjacent to the City's Wardlow Park. The project is proposing to dedicate 0.82 acres of land and construct a new landscaped parking lot with up to 80 spaces planned. This parking lot is proposed to count towards the project's Quimby Act park requirement for land and will be dedicated to the City for use by those parking for the adjacent Wardlow Park. This 0.82 acre for parkland (in the form of the new landscaped parking lot) will be incorporated into the adjacent Wardlow Park and its Huntington Valley Little League baseball facilities.

This project requests a General Plan Amendment to change the existing General Plan designation of Public (Residential Low Density) (P(RL)) to Residential Low Density (RL). This project also proposes a Zoning Map Amendment to change the existing zoning of Public-Semipublic (PS) to RL (Residential Low Density). The project also proposes to be developed as a Planned Unit Development (PUD). The PUD is necessary to address the unique mix of public and private improvements and the variety of residential lot sizes.

Location: 9191 Pioneer Drive (north side of Pioneer Drive, east of Magnolia Avenue at the former Wardlow School site)

**Project
Planner:** Andrew Gonzales, Associate Planner

Item No. 2

Application: ENVIRONMENTAL ASSESSMENT NO. 2008-013 (Lamb Residential Subdivision)

Applicant: TriPointe Homes, LLC
19520 Jamboree Road, Suite 200
Irvine, CA 92612
Contact: Thomas Grable
Phone: (949) 478-8674

Request: To review the potential environmental impacts associated with a proposal to subdivide the 11.65-acre former Lamb School site to accommodate 81 lots for new single-family homes. All existing school buildings and site improvements are proposed to be demolished with the project.

The project is adjacent to the City's 2.6-acre park site. The extent of proposed park improvements will be subject to further discussion and negotiations with the City. To the extent the City will allow, the project proposes to provide crosswalk access from the neighborhoods on the south side of Yorktown Avenue to the 2.6-acre park that is adjacent to the project site.

This project requests a General Plan Amendment to change the existing General Plan designation of Public (Residential Low Density) (P(RL)) to Residential Low Density (RL). This project also proposes a Zoning Map Amendment to change the existing zoning of Public-Semipublic (PS) to RL (Residential Low Density). The project also proposes to be developed as a Planned Unit Development (PUD). The PUD is necessary to address the unique mix of public and private improvements and the variety of residential lot sizes.

Location: 10251 Yorktown Avenue (north side of Yorktown Avenue, east of Brookhurst Street at the former Lamb School site)

**Project
Planner:** Andrew Gonzales, Associate Planner

For information on the above items, please contact the specified project planner in the City of Huntington Beach Dept. of Planning and Building at (714) 536-5271.

***ON A MOTION BY MILANI, SECONDED BY VIGLIOTTA, THE EAC
APPROVED THE PROCESSING OF A MITIGATED NEGATIVE
DECLARATION WITH MODIFICATIONS FOR BOTH PROJECTS.***

Ayes: Three (Broeren, Milani, Vigliotta)

Noes: None

Absent: None

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A \$494 filing fee shall also accompany the notice of appeal.