

# TO PLANNING COMMISSIONERS

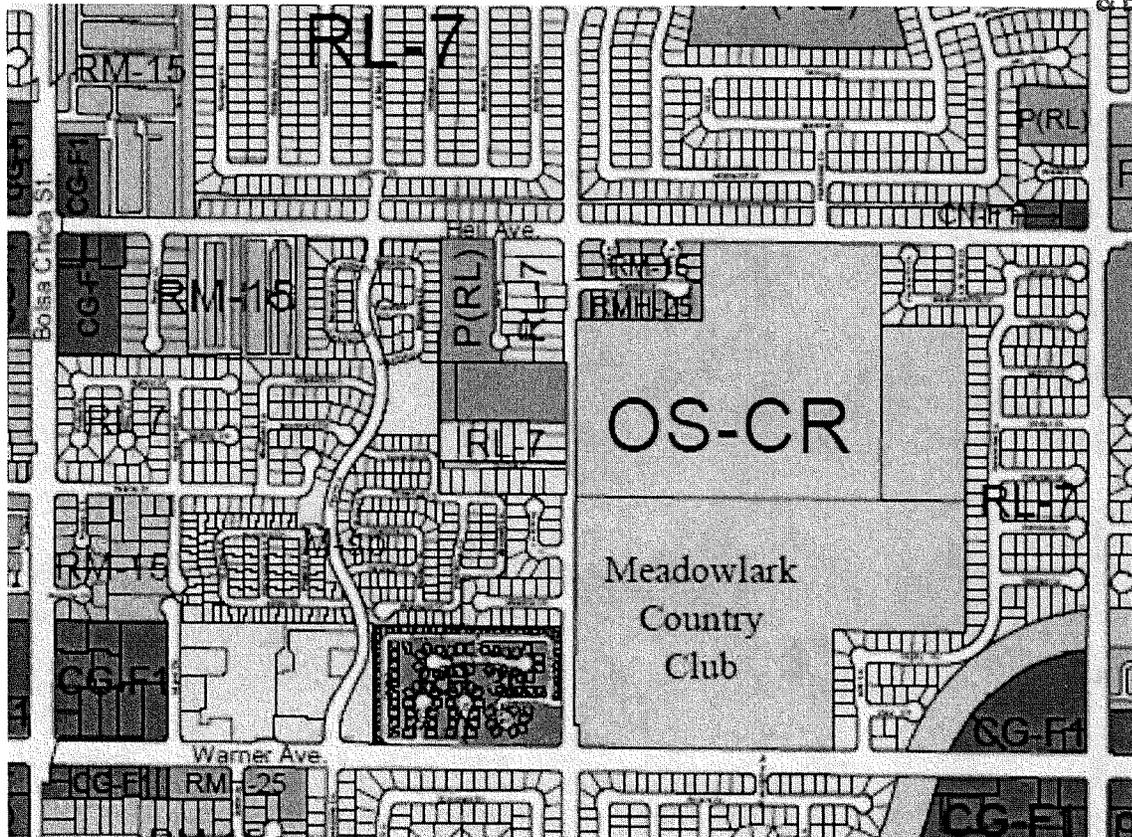
March 18, 2013

RECEIVED

## Primary Objections to the Significant Expansion of Surf City Christian Preschool

MAR 19 2013

Dept. of Planning  
& Building



### Objections to the significant expansion of the preschool include:

1. Traffic and Safety concerns for children, staff and residents. There have been motor vehicle accidents and near misses involving residents and citizens (examples). Concerns have been expressed by multiple residents, based on a community survey (data enclosed from March 2013). There have been 150-200 or more car trips daily on Graham Place, a street with five residences (zoned R-7) from the Surf City Christian Preschool on Heil Avenue since the current owners purchased the property in 2005. This has been reduced since the February 26, 2013 meeting as some of the traffic has been moved to the west side of the LDS church, following the application for expansion. There has been no substantial change in the significant traffic problem communicated to the owners in the past eight years. The number of students enrolled increased from less than 12 (licensed for 23 based on web site information) to 63 without public discussion following the purchase of the property by Tami and Donald Hopkins in 2005.

FOR ITEM B-1

## Primary Objections to Surf City Preschool Expansion

As of this time, in March 2013, nearby residents have been surveyed regarding their opinions of the proposed significant expansion of the preschool. Of the 27 residents surveyed, all within  $\frac{1}{4}$  of a mile of the Preschool at 5432 Heil Avenue, 25 were opposed to the expansion, in the written survey.

One resident stated they were uncertain about the expansion, but expressed:

***“Concerned about increased traffic at Heil and Graham”.***

Another resident indicated they were uncertain about the expansion, and expressed:

***“Safety. I have not seen the civic plans concerning this expansion, but I do have concerns for safety regarding the entrance and exit from this property. Please note my diagram on the reverse side.”***

Overall, this is a 92.5 % (25/27 respondent residents) expressed verbal and written opposition rate, as of March 18, 2013, with (0/27) ZERO percent of the residents in favor of the preschool expansion. Several nearby residents expressed verbal opposition to the expansion, but preferred to remain anonymous; no resident expressed approval of the planned project for preschool expansion.

There were a variety of responses, and a general consensus that the preschool expansion would adversely affect safety and property values.

2. Traffic resulting in stacking of cars has been a significant problem on Graham Place with the current arrangement. This was expressed at the public meeting of January 2, 2013. Residents have had to use the LDS (Latter Day Saints Church) parking lot to exit and enter our own street. With the new plan, the stacking will occur, to a greater degree potentially on Heil Avenue and Graham Street-both busy thoroughfares.
3. Currently, Surf City Preschool has 8 parking places for 4 classrooms and 12 employees + 1 owner. The current need for parking is therefore  $4+13+1$  ADA= a minimum of 18 needed currently. Therefore, the parking is 10 spaces insufficient currently. The Preschool has been out of compliance for parking requirements since the new owners purchased the property in 2005. This is particularly important since Surf City Preschool

### Primary Objections to Surf City Preschool Expansion

is a commercial business located on Heil Avenue, within an R-7 Low Density residential neighborhood.

4. The proposal is for 18 parking spaces on Graham Street and Heil Avenue, removing the 8 spaces on Graham Place and Heil Avenue. There is no indication for disabled parking. The owners proposed (see letter from preschool-Exhibit A from approximately September 2008 "Surf City Christian Child Development Preschool") adding a Heil Avenue and Graham Street SECOND parking lot in 2008 or 2009 WITHOUT any mention of expansion of the preschool, while acknowledging significant parking, traffic and safety issues in that letter. It was implied that the Graham Place parking lot would remain. That letter, authored by Donald and Tamara Hopkins, owners indicated:

***"Other good things are also in the works. We are the process of developing a second parking lot on the other side of our facilities to help alleviate traffic flow issues on the Graham Place side. This development may begin as early as next year. We have worked for this development in large part to minimize parking issues for you and our families."***

As for the planned expansion, approximate calculation of parking needed for staff employees is considered. This does not account for client parking, which has been a significant problem. The regulatory requirement for parking is one parking place classroom (eight anticipated) plus one parking space for each employee. There will be a minimum of 16 employees, (12 current on website plus a minimum of 4 additional teachers needed for 48 students) plus the owner. This is a total of 8 (classrooms)+17 (employees+owner) + 1 ADA space =26 spaces MINIMUM for the expansion. Therefore, the proposed expansion, with 18 spaces is not adequate. Clearly, the safe and regulatory number of parking places is more than 18. Considering the lack of compliance to date, over the last 8 years on this issue, this is unacceptable and unsafe.

This does not include additional parking for requirements or parents, visitors or vendors.

5. The Staff Report does not include any mention of a formal agreement with the LDS Church regarding parking. The preschool has been highly dependent LDS parking on a daily basis, since the acquisition and expansion of the school in 2005. Since the current level of use of the preschool could not exist without the informal LDS generosity in allowing for parking, let alone the planned expansion, there should be a formal written agreement that the LDS Church will provide overflow parking, so as to avoid use of

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Graham Place by the staff and clients of the Preschool. Notably, Tami Hopkins, owner of the preschool stated February 26, 2013 Planning Meeting that there would be no further use of Graham Place to accommodate cars and/or parking for her preschool business on Heil Avenue. Without a formal parking agreement from the LDS church, the prior stacking of traffic experienced over the past eight years on Graham Place and Heil Avenue will be displaced more to Graham Street and Heil Avenue.

Consistent with Ms. Hopkins' statement at the Planning Meeting, there needs to be a written parking agreement, that includes NOT using Graham Place as a turn around area on a continuing basis. This would be an enforceable condition of use.

6. The Staff Report does not mention night activities that include registration (overnight and early morning queuing/camping prior to registration on Graham Place), back to school activities, open house, and other holiday activities that occur outside of the 7 am to 6 pm weekday time schedule. These activities have been observed to generate in excess of 170 cars parked in the LDS parking lot as well as in the R-7 Graham Place location.
7. Each student attendance creates the potential of 4 car trips daily, for the 2-6 year old students. When a preschooler is dropped off or picked up, the adult must stop the car, get out and bring the student to the school. Tami Hopkins sent a Safety Parking Notice to the Surf City Preschool, (**Exhibit B**), in approximately the fall of 2008, following multiple neighbor complaints regarding traffic stacking and safety for the children. In that document, Mr. and Mrs. Hopkins indicated:

***"Please keep drop-off and pick-up times to a minimum-about 15 minutes so parking is available to all who need it".***

This notice is enclosed. Even with this ideal "minimum" time of 15 minutes, there will be substantial time required daily for drop off and pick up—30 minutes per student daily, at a minimum. Other issues related to the long standing traffic and safety problems are noted.

Overall, with the expansion there will be  $111 \times 4 = 444$  car trips/day, not including staff. (with the exception that a few families are observed to have more than one student. The vast majority have one student, however). If each of the 111 students is dropped off and picked up at a "minimum" time then there would be 15- minutes at drop off and 15 minutes at pick up of 0.5 hours (30 minutes)  $\times 111$  students=55.5 hours of parking

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needed daily, just for pick up and drop off. There is no parking accounted for this in the Staff Report plan.

8. The Staff Report refers to a staggered drop off and pick up schedule for reducing parking and traffic problems (last page of the report). However, it is noted that this schedule only covers two classrooms. Currently, the school has four classrooms and is planning to add four more with the expansion for a total of eight. So the “staggering” will require a significant more period of the day than stated in the one page document on the staff report.
9. Since the meeting at the Planning Commission on February 26<sup>th</sup>, Scott & Bridget Hardy sought out and contacted Tami and Don Hopkins regarding modifications of their significant expansion proposal (letter of contact included-**Exhibit C**). The Hardys spoke with Tami by phone on March 8<sup>th</sup>. At this time, the Hopkins do not appear open to any modification of their proposal—even to the plan they originally proposed in writing in approximately 2008, that involve adding a **second** parking lot without any increase in enrollment or building of additional structures.
10. The current cited actual number of preschool students (63) is unclear, as it is unknown if this represents full time equivalent students or actual attendees. Most of the students are part time according to the owners public meeting on January 2, 2013. The school is licensed for 65 students now, however there has been no presented evidence that it was licensed for this originally in 1968, contrary to the statements of the owners. Planning staff did not know the whereabouts of the original license when this came up in the February 26, 2013 Planning Meeting. We have requested the document from 1968 that would indicated that it was licensed for 65 students. Long time residents on Heil indicate that the Preschool was actually built as a residence and converted into the current use. The history of the facility remains vague and unestablished.

The proposal calls increasing the enrollment by 48 children from 63 currently (licensed now for 65) to “approximately” 111 students. Please refer to (**Exhibit D**-Please refer to prior document given to the Planning Commission presented February 26, 2013 at the City Meeting, entitled “Objection to Conditional Use Permit for Surf City Christian Preschool Expansion” (Permit No. 12-029/Variance No. 13-001). That document indicates that the prior owners had 12 or less students for most of the time from 1992 until 2005. There was no public discussion of the increase from a level of 12 students to the current licensed number of 65. At some point in the past, the predecessor school was licensed for up to 23 students as Meadowlark Preschool. This (23) number of

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students was never observed by the current residents of Graham Place or the neighborhood, and parking was completely self contained with no need for parking on Graham Place or in the Latter Day Saints (LDS) parking lot. There was never any public discussion of increasing the enrollment to 63 students from the 12-23 that previously attended, that were managed by onsite parking.

11. Surf City Christian employed staff is twelve (12) currently noted on website. The Staff Report records and plans records the current staff as eight (8), noted on page 7. These observations are contradictory. At the time of the January 2, 2013 meeting Tami Hopkins indicated that four (4) additional staff would be hired. This statement is directly contradictory to the Staff Report that indicates that there will be two (2) additional employees hired (also on page 7 of the Staff Report). There will be an addition of a minimum of 4 staff (16 total plus owner). It is not logical that only two additional staff will be added for the anticipated 48 additional students, since California requires a 12:1 student: teacher ratio for preschools and a 9:1 ratio for 2 year olds. This would indicate an addition of a minimum of 4 additional teachers, not to mention required support staff.
12. The Surf City Christian Preschool facility is 0.6 acres. This is 40% smaller than the minimum required by state regulations for a preschool. The proposal calls for reducing the current size further to the dedication of square footage for curbs and appropriate traffic turning area on Graham Place.
13. There are multiple, local-within a mile, preschools with openings-including Christian preschools affiliated with churches (Redeemer Lutheran on Springdale, Methodist Church on Heil, Grace Lutheran on Edinger Avenue. These preschools are more affordable than the published rates for Surf City Preschool. This data is mentioned only due to the fact that the Hopkins have indicated a tremendous need locally for preschools, while this information demonstrates adequate availability of other preschool options. The Surf City Preschool advertises that it provides care for multiple other cities, including Mission Viejo, Fountain Valley, Westminster, and Seal Beach, among others. The need is not demonstrated to support a variance in Huntington Beach. **(Exhibit E-Local Pre-School Comparison chart enclosed and Exhibit F-Surf City Christian Preschool Tuition).**
14. There has been a huge NEGATIVE impact on the residents locally. Graham Place is zoned R-7, low density. The preschool address is 5432 Heil Avenue. The comments of

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another Graham Place Resident, Sally Bernardo at 16612 Graham Place are included. **(Exhibit G).**

15. There are industrial drop offs by large commercial vehicles (e.g., Costco) on Graham Place as well as an additional day of access by trash trucks. Photographs of this have been obtained.
16. State requires 75 square feet of outdoor space for each child, and 35 square feet of indoor space. The approximate doubling of the square footage in the proposed plan, with the addition of further students, and another parking lot, is not an adequate amount of space, requiring variances in local code.
17. The owners did not respond to multiple expressed concerns about traffic from residents **(Exhibit H-see January 20, 2007 letter from the Hardys, complaints by others).**
18. The requested variance along Heil Avenue mentions a set back request mentions a reduced side yard set back of 7 feet, 2 inches. The architect's drawing refers to a set back of just 6 feet 10 inches. This inconsistency needs to be clarified. The accurate proposal needs to be defined prior to the important decision to approve or deny the variance. **(See Zoning Conformance-Exhibit I and Staff Report-Exhibit J)**
19. There are multiple other concerns expressed by the Planning Commission related to the access to the proposed parking lot on the corner of Heil Avenue and Graham Street. Graham Street is one lane in that area, with a yellow double line, and there were concerns regarding visibility by drivers, as well as the noise factor of over a 100 students, with an adjoining lot that is zoned for low density, and will likely be developed. This will adversely affect property values and quality of life.
20. There are several other concerns expressed by residents as noted in the community survey. The twenty seven (27) local residents who have responded by March 18, 2013 are included. Twenty five residents are opposed to the preschool expansion (92.5% opposed). **(Exhibit K)**

**Primary Objections to Surf City Preschool Expansion**

Please feel free to contact us as needed regarding this important matter.

Sincerely,

Scott & Bridget Hardy  
16552 Graham Place  
Huntington Beach, CA 92649  
714-337-5897  
[shardy@socal.rr.com](mailto:shardy@socal.rr.com)

# Exhibit A



## **Surf City Christian Child Development Preschool**

5432 Heil Avenue  
Huntington Beach, CA 92649  
(714) 846-0316

Dear Neighbors of Surf City Christian Preschool,

We have begun our new school year and we wanted to update you on our status with parking in the neighborhood. We want to thank you for your patience as we work to educate our new families on our parking policies. Last year we were blessed to graduate almost 70 families, so we have as many new ones this year to welcome and educate. Please be aware that we create our parking policies with the aim of optimal safety for all our families and neighbors, as well as with the utmost courtesy to all of you. The first month or two can be a work-in-progress we realize. But as a community of loving Christian families, we usually have little trouble getting everyone to work within our policies once they are aware.

As we have written to you previously, we have owned this property for almost five years now and have made tremendous efforts and financial investments to clean-up a very run down property in Huntington Beach. This property has been licensed and approved by both the City of Huntington Beach and the State of California to operate as a preschool long before we established Surf City Christian Child Development Preschool. When we purchased this property, we did not change the use, the number of students it was licensed for, or the development of the property. We simply made an existing business successful.

That being stated, we work very hard at making sure we do not create any hardships for you, our neighbors, and it is important to us that all of our families are respectful and courteous when parking to drop off and pick up their little ones. This Tuesday evening, Sept. 29<sup>th</sup>, we will be having a parents-night only event at our school, with one of the main objectives being to educate everyone on proper parking procedures. Please bear with us in the next couple of weeks as we get everyone working together for the benefit of the least disturbance possible for all of you. The evening will begin at 6:30 pm and last only until 8pm. We will have a parking monitor out to ensure that everyone is safe and informed. Also, please find attached a copy of the parking notice we have given to all our families.

Other good things are also in the works. We are in the process of developing a second parking lot on the other side of our facilities to help alleviate traffic flow issues on the Graham Place side. This development may begin as early as next year. We have worked for this development in large part to minimize parking issues for you and our families.

We look forward to a long and happy relationship with all of you and hope to remind you that we are always open to hearing from you with any helpful suggestions. Thank you so much for your time and understanding.

God's Blessings,

Donald and Tamara Hopkins  
Owners of Surf City Christian Preschool

Surf City Christian  
Child Development Preschool  
Safety Parking Notice

Parking Procedures are as follows:

- ❖ If a parking spot is not easily available, please go completely down the street, pull into the church parking lot and exit at the end of the parking lot (see diagram), to turn around.
- ❖ Feel free to park along the chain link fence by the adjacent property if our parking lot is full (please do not block neighbors driveways when parking along the chain link fence).
- ❖ Please do not wait on Graham Place (near Heil), for a parking spot. This leaves other cars hanging out onto Heil and can be extremely dangerous. If there is not a parking spot available, please go down the street, enter the church parking lot and circle out the end of the street. You can park along the fence.
- ❖ Please do not park in the far right parking space, leaving it open to walk safely into and out of our parking lot.
- ❖ Please do not make 3 point turns in front of neighbors' homes, or park in front of their driveways, or curbs. We are trying to be as considerate as possible to Graham Place neighbors.
- ❖ Please do not double park, or park along the red curb at any time. This causes traffic jams and unsafe loading and unloading of children.
- ❖ In the event there is no parking in our parking lot and along the chain link fence, you may park in the Mormon Church Parking Lot. Please exit this parking lot from the West Entrance, which reduces traffic on Graham Place.
- ❖ Please do not leave unattended children in a vehicle during drop-off and pick-up times. In the event you have sleeping children in the car, call our office and we can walk your child out to you.

❖ Please keep drop-off and pick-up times to a minimum (about 15 min., so parking is more readily available to all who need it. Please do not use the Mormon Church grass area or parking lot as a playground. This is not a safe and approved use by the church.

- ❖ Please pass this information on to anyone dropping off or picking up your child at S.C.C.

Thank you in advance for your cooperation and patience regarding these safety procedures.

Let's continue to be the Christian community we can all be proud of!

God's Blessings,

Miss Tami

Exhibit C

March 4, 2013  
Surf City Christian Preschool  
5432 Heil Avenue  
Huntington Beach, CA 92649  
Hand Delivered

Dear Tami and Don,

Please contact us as suggested by the Huntington Beach Planning Commission regarding your proposal for expansion of the preschool. For the most part, we will be home in the evening this Thursday (3/7/13) Friday (3/8/13) and Sunday (3/10/13).

We can be reached by phone at 714-846-6650. If we are unavailable, leave a message regarding a convenient time in your schedule for this.

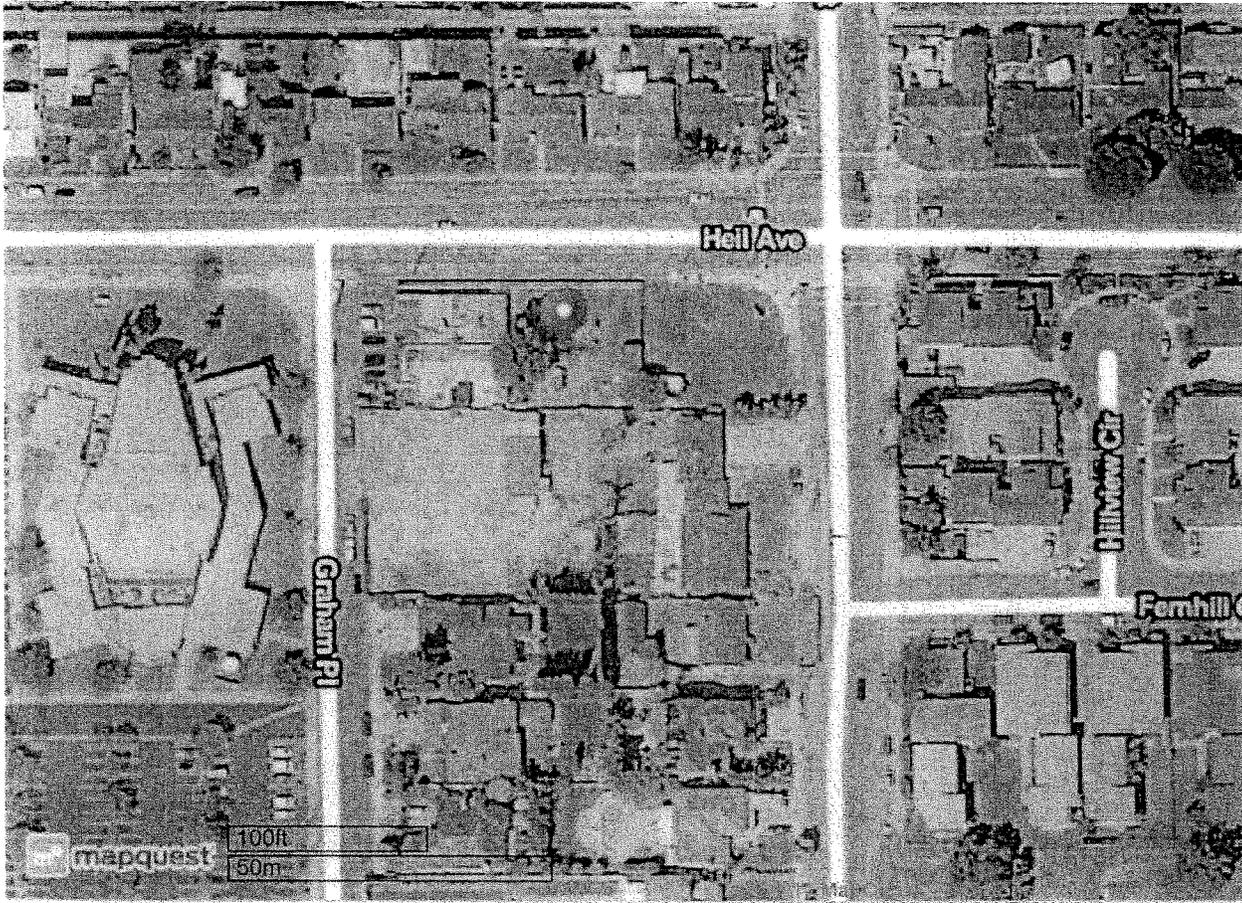
Thank You,

Bridget and Scott Hardy

February 26, 2013

Objection to Conditional Use Permit for Surf City Christian Preschool Expansion  
Permit No. 12-029/Variance No. 13-001

To Planning Commission, City of Huntington Beach



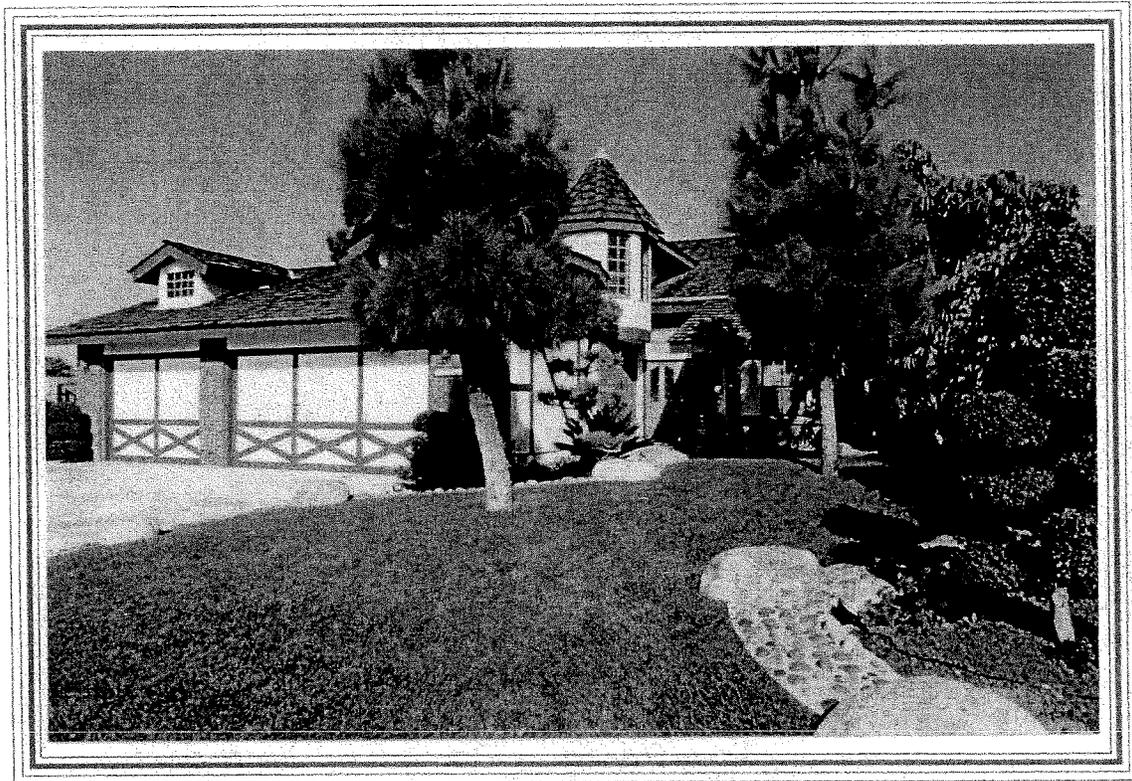
1. We present detailed objections to the proposed Preschool Expansion, because of multiple factors. We have read with interest the recently received Staff Report, on this matter, and attended the planning meeting on January 23, 2013 to find that the matter had been continued. There is no public notice in the February 14, 2013 Huntington Beach Independent paper as reference in the Staff Report, we received, however, we located the notice on line today, February 26, 2013. The report claims that the significant expansion of the preschool would "have not potential impacts on the safety, traffic or noise". Respectfully, this statement is untrue and contradictory to logic.
2. My family and I are residents near the proposed expansion of the preschool. We have resided at 16552 Graham Place, Huntington Beach, since 1992. Graham Place is a cul-de-sac, currently with five private residences on the east side of the street, with no through traffic. We purchased the property because of the relative solitude, of a residential cul-de-sac, low density area, without commercial traffic and the associated

Objection to Conditional Use Permit  
Surf City Christian Child Development Preschool Expansion

enhanced value. The west side of Graham Place is occupied by the Latter Day Saints (LDS) Church and its associated parking lot, containing over 250 parking places.

3. The current owners of the Surf City Preschool purchased the property on 5432 Heil Avenue in 2005. For the initial 13 years that we resided on Graham Place, (1992-2005) our street was utilized only by the three other residences on the street (there has since been one additional residence added), six days weekly. The LDS Church attendees use their own parking lot on Sundays, and occasionally for evening meetings such as Boy Scouts during the week. The LDS church has adequate parking. During the initial 13 years of our residence on Graham Place, the experience lived up to the advertised real estate title of our home purchase, that of "Hidden Treasure". There were possibly 8-12 car trips during the day from the residents, exclusive of the LDS Church on Sundays. Recently, we had our home appraised. As you are aware, street parking density affect property values adversely.

*"Hidden Treasure"*



*SITUATED ON ONE QUARTER ACRE LOT*

4. The prior pre-school had 12 or less students, and a few staff members (about three). They exclusively used the parking lot located at Graham Place and Heil Avenue, contained completely on their property. At no time did they park on Graham Place or in the LDS Church parking lot. At no time did staff, students or their parents of the prior preschool walk in the middle of Graham Place itself, turn into residential driveways or use the LDS Parking Lot. Overflow was never needed. As stated in the public meeting of January 2, 2013, held at the preschool, the current facility has more staff employees than the entire prior preschool had students and staff. I

Objection to Conditional Use Permit  
Surf City Christian Child Development Preschool Expansion

am not a licensing expert, but would like the public record to reflect the approved number of students for the preschool, in total. The expansion proposal calls for more preschool staff at the Heil Avenue facility to employees (16) than people who currently reside on Graham Place (15).

So, there was over a four fold increase, initially in 2005, with school now having over five times as many students as it previously had.

5. Soon after the change in ownership of the Heil Avenue Preschool, in 2005, the number of staff, students and car and truck traffic increased dramatically. The preschool, clearly a very successful commercial venture, is addressed at 5432 Heil Avenue, however the school used Graham Place entirely for continual overflow parking and drop off. There were immediately more than 100 car trips daily. (The owner, Tami Hopkins indicated at the public meeting on January 2, 2013 she brought 25 students from her prior employment, and they "told 25 more friends", indicating an immediate expansion to approximately 50 students. The cited total is currently 63, although it is unclear if this is the total number of students, or some other statistical construction, such as "full time equivalent" students, indicating there could be considerably more. This number should be established clearly, for the public record BEFORE any expansion consideration. The enrollment increased steadily through the years, with long lines, including waiting in lawn chairs by parents in front of our residence at pre-dawn times on sign up enrollment days. Their business has been very successful.

There have been observed to be greater than 200 car trips daily on the street of our residence, Graham Place from the preschool on Heil Avenue. Cars were parked in front of our residence and overlapping or blocking our driveway, especially at times of special preschool events and parties, occurring multiple times annually, including open house, back to school night, talent shows, Halloween parties, Thanksgiving, Christmas, Easter and others. In the early years, there were parties with rock bands, jumpers and alcohol served, and associated noise and litter. My neighbor, Mr. Nakasse, residing on Graham Street, has a potentially developable back lot that extends west to Graham Place, including a garden and a place for his dogs. He has had to keep his dogs indoors during preschool hours, from 7 am to 6 pm, out of concern for the children. Nevertheless the west border of his property, between our residence and the preschool is a daily parking site for the school. There are no curbs or sidewalks there, and yet parents unload students there, creating safety concerns with the added traffic on Graham Place, and toddlers walking between SUVs and other vehicles. If and when Mr. Nakase develops his property, there will be even less room for parking safely.

At no time since 2005 has there remotely been close to enough vehicle parking for the Surf City Preschool, by regulation or practical common sense, which has relied heavily on the LDS Parking Lot and Graham Place itself to park.

Don Hopkins, preschool owner, and the preschool website confirmed there was a policy of a surcharge by the preschool to clients, if they were more than 5 or 10 minutes late in the early years, that created a frantic rush of cars during changes in shifts, several times daily. Thankfully this rigid policy has been abandoned.

On January 20, 2007, The Hardys (our family) wrote a letter of concern to Tami and Don Hopkins, the owners of the Heil preschool in which we outlined our substantial concerns about traffic, lack of parking, and the safety for children, as well as impaired property values, along with four possible solutions. That letter is included in our record.

We received no specific response to our letter of concern. Over a year later, approximately in the Fall of 2008 an undated general memo from Surf City Christian Child Development Preschool was addressed to "Dear Neighbors of Surf City Christian Preschool". This was at the beginning of the school year. The letter made reference to previous correspondence to us, which was never received. The owners acknowledged the parking

Objection to Conditional Use Permit  
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problems in that letter, and requested that we realize that it is a “work in progress”. In that letter, Donald and Tamara Hopkins, the owners indicated:

“Other good things are also in the works. We are in the process of developing a second parking lot on the other side of our facilities to help alleviate traffic flow issues on the Graham Place side. This development may begin as early next year. We have worked for this development in large part to minimize parking issues for you and our families”.

The anticipated parking lot, to begin in early 2009, based on the owner’s letter, at the corner of Heil Avenue and Graham Street, to the east of Graham Place, did not occur. The proposal was to create the second parking lot without any mention of preschool expansion, which was clearly at that point was without adequate parking. The prior plans were are completely at odds with the current plan to remove the current onsite parking in lieu of a fenced playground expansion extending onto the residential Graham Place. Such an expansion is proposed to encroach on Graham Place, probably to attempt to meet space requirements, which likely will not be met state regulations, even with that expansion. We object to expansion of a commercial venture onto residential Graham Place. Zoning provisions must be followed. The net increase in parking spots would be 9 or 10 (from 8 or 9 now) to 18. There would not be a second parking lot, as the owners had indicated in writing to the community in 2008, but only one parking lot. The report does not indicate if disabled parking is accounted for, which is generally required, per the ADA, exclusive of the parking stalls open to all. All of this will create more traffic on Graham Place and continued safety concerns for the children. The expansion will certainly bring more crowding, indoors and out, by utilizing a significant portion of the square footage for the new building itself and the parking lot.

The memo included a “Safety Parking Notice”, with ten parking recommendations. These recommendations are thoughtful, but have categorically not been followed and violated on a daily basis, probably because of large turnover of clients, and volume of cars entering and leaving Graham Place daily. Each student typically generates four car trips daily, (arriving and leaving early and later; 50 students would generate 200 car trips daily. 16 staff would generate at least 32, daily trips, providing they did not leave for lunch). Don Hopkins indicated to me at the January 2, 2013 meeting that parents generally follow the safety regulations, while stating that grandparents, may not.

Heil Avenue has become an increasingly busy thoroughfare with the addition of Summer Lane, and there has in fact been a traffic fatality in front of the LDS Church on Heil. Speed limits are exceeded commonly. Graham Street and Heil is now marked with a signal light, reflecting that increased traffic volume, rather than the prior four way stop sign, as there were several accidents.

The expansion of the preschool would substantially infringe on the residents and create additional child safety and traffic concern. The use of the owner’s unused lot on the east end of their property, WITHOUT a preschool addition, may just meet their requirements, as they indicated their plan was in 2008 in the memo to the community. Currently they cite 12 teachers plus the owner (13), (per website). This requires an addition of one parking place for each classroom (at present there are 4, they are proposing 4 more), yielding 17 parking spots needed AT THIS TIME WITHOUT THE EXPANSION. Currently, they have 8 or 9, parking spaces, and the employees do not park on their own property, but rather at the LDS church and Graham Place, as there would be no space for drop off of students. Are there other employees besides the teachers??

The proposed expansion plan calls for removing the current 8 (or 9) parking spaces (this appears to have been increased to 9 as the Heil Avenue/Graham Place sign, near the preschool has been removed and the street names placed on top of the stop sign on the corner. The plan calls for adding 18 places. Given the proposed 16 employees, (stated at the January 2, 2013 meeting that there would be an increase of 4 additional from the

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current 12 to 16 plus the owner or 17) plus the owner, and the requirement for 1 parking spot per classroom (8 proposed classrooms), by regulation, 24 or 25 parking places are needed, plus requirements for ADA parking. The owner indicated that there would be 4 additional staff at the meeting on January 2, 2013, in response to our question (appropriate for the additional 48 students) and yet the Staff Report claims, in contrast, (on page 7) of the analysis there is an indication that there are currently 8 staff and only 2 will be added. This is not true. Two staff for 48 additional students is inaccurate and would be inadequate. The website indicates there are 12 current teachers, plus the owner, Tami Hopkins. The numbers cited are not credible, and there are several discrepancies. There were at least 12 staff present at the January 2, 2013 meeting.

The school also has additional visitors periodically (grandparents, public safety officials, etc) that will impact parking, as well, and these persons should be included in the parking demands. This will leave no space for the parents parking of the "approximately 111 students". The proposal will therefore impact Graham Place with more demands on parking.

The City of Huntington Beach Planning and Building Department Staff Report for February 26, 2013 indicates that there is inadequate square footage, at 0.6 acres, even with the proposed variances for the expansion proposed.

We were told at the January 2, 2013 by Mr. Hopkins at the public meeting that the penalty process was not enforced and is no longer used. Nevertheless, there has been frequent turning of cars into residential driveways, marking the driveways, and other cars that perform a three point turn in the middle of the Graham Place. This was indicated by other residents at the time of the January 2, 2013 meeting, described by neighbor attendees as "traffic stacking". At no time in the meeting was the terminology "Queuing" mentioned, although this was used in the staff report. Staggering the drop off of times may be helpful, but the proposed schedule does not include the planned Kindergarten schedule, it appears.

There have been several near traffic accident misses, as my son and my neighbor's son were playing on our driveway. My wife's car was almost stuck by cars that braked at the last second, coming to a stop on our driveway, less than a foot from her vehicle, as have my neighbors on several occasions. At the public meeting on January 2, 2013, my neighbor Kevin Kelter indicated that clients for the preschool have raised a middle finger in response to requests not turn in the driveway or Graham Place. Cars have double parked beside our trash cans at times. I personally have removed litter, diapers and cleaned draining oil from vehicles on Graham Place. We employ the use of orange safety cones to attempt to avoid auto vs. child accidents and minimize the turning in our driveway. Our neighbors parks her car in front of her driveway, to prevent the turning of cars on her property, upon approval of the Huntington Beach police.

There is no sidewalk on the east side of Graham Place where school personnel and clients park. Toddlers have been observed multiple times walking between large vehicles that are parked along the vacant lot on the east side of Graham Place. At times, parents are distracted, on cell phones, or changing diapers of other children in the back of a their vans and SUVs, while other children walk on Graham Place itself. There is no crosswalk at the corner of Graham Place and Heil Avenue.

At the time of that meeting, owner Tami Hopkins indicated that the expansion would involve additional staff to 16 total (besides the owner, suggesting 17). The proposal calls for increasing the students to "approximately" 111 students from the current number of 63. The Surf City Preschool, web site refers to graduating 71 families several years ago, which would imply more than 71 students, if families have more than one student. It is also noted that there are multiple partial day students. Don Hopkins indicated that they have few full-time students. At the time of the meeting Tami Hopkins indicated that they propose to add Kindergarten. The current preschool, of 2890 square feet, with 63 may meet the state requirements of 35 square feet per student indoors and 75 square feet outdoors, although this cannot be confirmed, given that the new facility of 2800 square feet will be suitable for only 48 students. The specific number of students that is compliant with California requirements should be established, before any expansion is noted. If there

Objection to Conditional Use Permit  
Surf City Christian Child Development Preschool Expansion

are 111 proposed students, 8326 square feet of outdoor space required (75 square feet per child) and regulations indicate that there would be a need for  $111 \times 35$  square feet=3885 square feet.

Title 22, Division Chapter 1 Article 7, section **101238.2 OUTDOOR ACTIVITY SPACE** indicates:

<b>CHILD CARE CENTER</b>		
<u>Regulations</u>	<u>GENERAL LICENSING REQUIREMENTS</u>	<u>101238.2 (Cont.)</u>
<b>101238.2</b>	<b>OUTDOOR ACTIVITY SPACE</b>	<b>101238.2</b>
(a)	There shall be at least 75 square feet per child of outdoor activity space based on the total licensed capacity.	

With regard to INDOOR ACTIVITY SPACE:

<b>CHILD CARE CENTER</b>		
<u>Regulations</u>	<u>GENERAL LICENSING REQUIREMENTS</u>	<u>101238.4</u>
<b>101238.3</b>	<b>INDOOR ACTIVITY SPACE</b>	<b>101238.3</b>
(a)	There shall be at least 35 square feet of indoor activity space per child based on the total licensed capacity.	
(1)	Bathrooms, halls, offices, isolation areas, food-preparation areas and storage places shall not be included in the calculation of indoor activity space.	
(2)	Floor space occupied by shelves, permanent built-in cabinets, space used to meet the requirements of Section 101238.4, and office equipment shall not be included in the calculation of indoor activity space.	
(3)	Floor area under tables, desks, chairs and other equipment intended for use as part of children's activities shall be included in the calculation of indoor activity space.	

At the time, of the public meeting on January 2, 2013, a resident who lived off Fernhill, indicated that there were safety concerns, and noted that there was a single lane of traffic on Graham Street that traffic moved fast at the intersection of Heil and Graham Place and turned into that location.

Kevin Kelter indicated that there was a traffic stacking problem, preventing him from leaving Graham Place, and requiring him to use the LDS parking lot. We have frequently experienced this, too.

The staff of the Preschool have their cars periodically detailed on the LDS parking lot while at school. This was mentioned at the time of the public meeting, because there is a drainage problem, with lack of water run off on Graham Place due to shifting land. We have advised public works about this problem, which has been present for the 21 years we have lived Graham Place. Public works has indicated for many years that there is inadequate funds to improve the drainage. There is standing water on both sides of Graham Place on most days from lawn run and yard run off, creating a mess and a breeding place for mosquitoes that may carry West Nile virus. I regularly use a squeegee to push the water

Objection to Conditional Use Permit  
Surf City Christian Child Development Preschool Expansion

north on Graham Place to improve hygiene. Therefore, auto detailing should not use the LDS Church parking lot across from our home for Surf City School employees. Despite our mentioning this problem at the public meeting, on January 2, 2013, there was no comment by the owners. As recently as yesterday "Jimbo's" car detailing was photographed at the LDS parking lot working on two preschool employees cars. This activity should occur on their property only.

Following the public meeting on January 2, 2013, the preschool personnel and clients changed their parking patterns in response to expressed concerns, parking between the west side of the LDS Church and the block wall of residences in Summer Lane, the development to the west. This did improve the safety problem on Graham Place, but this was not acceptable to the LDS church (apparently), as after approximately one week, clients and staff again returned to parking in the LDS lot across from our property.

The proposal indicates that only the trash dumpster from the preschool will remain accessible from the Graham Place side. The school trash is picked on a different day than ours, creating added traffic and noise. The Graham Place side currently the only accessible side for drop off and pick up. It is also used for deliveries of business supplies, usually by large commercial trucks from suppliers such as Costco.

The staff report indicated that there would be not anticipated change in traffic and noise, which is illogical. The fact that the property is not of adequate size is clearly a reason that the proposed expansion cannot go forward, unless the plan is for adding the parking lot (optimally a second parking lot in addition to the one present on Graham Place), as proposed by the owners in 2008, in writing. The Staff Report does not provide documentation as to the rationale for the proposal on a site that is 60% of what requirements call for.

We urge the Planning Commission to deny the conditional use permit and variance for the expansion of the Surf City Christian Child Development Preschool, in accordance with accepted regulations and space requirements, in the interest of limiting noise, traffic and ensuring child safety and residential quality.

**LOCAL PRESCHOOL COMPARISONS: March, 2013**

On line research indicates (3/17/2013) that there are a minimum of 32 preschools in Huntington Beach. All of the schools contacted had current openings. All the schools were more affordable than Surf City Christian Preschool. There were openings at least 5 Christian Preschools in Huntington Beach within several miles of Surf City Christian. This data indicates that there is a **minimum of 32 preschools** in Huntington Beach. It is noted that the Surf City Christian information advertises client families from many other cities including Mission Viejo, Fountain Valley, Westminster, and Seal Beach, among others.

So, there are currently multiple other options for preschoolers in Huntington Beach, including Christian Schools. All schools researched listed more affordable tuition.

<http://www.greatschools.org/california/huntington-beach/schools/?gradeLevels=p> As of March 18, 2013.

Preschool	Current Openings	Hours	Full time price	Part time Price	Meals	Distance from SCC	Non-refundable fee
Surf City Christian Preschool.	?	7 am-6pm	1,020/month 930/month	4 days/week \$ 850/month  4 days /week 785/month  3 days /week 675/month	With full time included in tuition. Part-time 4days=\$125 3 days=100 2day=75	5432 Heil Avenue HB 92649	175/annual.
Redeemer Lutheran Christian Church	Yes	6:30 am-6 pm	695/month.	4 days /week650=/month 3 days/week530=/month 2 days/week=460 /month	Not stated.	16351 Springdale Street HB 92649 (0.6 miles)	90/one time.
United Methodist Christian Church	Yes	8:45-11:45  12:45-3:15	Part time.	5 days/week=415/month  4 days/week=265/month.  3 days/week =255/month.  2 days/week=215/month	Snack provided	6652 Heil Avenue, Huntington Beach (1.2 miles).	120/annual
Grace Lutheran Christian Preschool	Yes	7 am-6pm	848/month	4 days/week=486/month  3 days/week=405 /month  2 days/week=289 /month	\$5.00	5172 McFadden Avenue (3.5 miles)	150/one time

## LOCAL PRESCHOOL COMPARISONS

<b>Patti's Preschool</b>	Yes	6:30 am-6:30 pm	960/mo.	M/W/F 195/month Tues/Thur 125/month	Included in tuition price for all students	19270 Goldenwest Street (2.7 miles)	150/annual
<b>Christian Presbyterian Church</b>	Yes	8 am-11:30  12:15-2:45  9a2:30		5 days/ week=340 month  3 days/week=250 month  2 /195/week=month	60.00/ year	20112 Magnolia Street (8.3 miles)	100/annual
<b>Liberty Christian Preschool.</b>	Yes	6:30 am-6:00 pm	5 days/week. =680/month.	3 days/week=600/month .	Included.	7661 Warner Avenue, 92647. (2.6 miles).	

**SURF CITY CHRISTIAN PRESCHOOL**

**Tuition**

**Monthly Tuition Rates 2012-2013**

<b>Pre-K (Green Room)</b>	
<b>(Non-Refundable Annual Registration Fee - \$175.00 per Family)</b>	
<b>FULL DAY</b>	<b>7:00 AM to 6:00 PM</b>
<b>5 Days</b>	<b>\$930/month</b>
<b>4 Days</b>	<b>\$785/month</b>
<b>3 Days</b>	<b>\$625/month</b>
<b>2 Days</b>	<b>\$450/month</b>
Breakfast Club, Lunch Bunch & Stay n' Play included in these prices	
<b>Pre-K (Green Room)</b>	
<b>(Non-Refundable Annual Registration Fee - \$175.00 per Family)</b>	
<b>HALF DAY</b>	<b>AM - 8:30 am - 12:00 (or) PM - 1:00 pm - 4:30 pm</b>
<b>5 Days</b>	<b>\$650/month</b>
<b>4 Days</b>	<b>\$520/month</b>
<b>3 Days</b>	<b>\$395/month</b>
<b>2 Days</b>	<b>\$290/month</b>
<b>Yellow Room</b>	
<b>(Non-Refundable Annual Registration Fee - \$150.00 per Family)</b>	
<b>FULL DAY</b>	<b>7:00 AM to 6:00 PM</b>
<b>5 Days</b>	<b>\$930/month</b>
<b>4 Days</b>	<b>\$785/month</b>
<b>3 Days</b>	<b>\$625/month</b>
<b>2 Days</b>	<b>\$450/month</b>
<b>Yellow Room</b>	
<b>(Non-Refundable Annual Registration Fee - \$150.00 per Family)</b>	
<b>HALF DAY</b>	<b>AM - 8:30 am - 12:00 (or) PM - 1:00 pm - 4:30 pm</b>
<b>5 Days</b>	<b>\$650/month</b>
<b>4 Days</b>	<b>\$520/month</b>
<b>3 Days</b>	<b>\$395/month</b>
<b>2 Days</b>	<b>\$290/month</b>
Breakfast Club, Lunch Bunch & Stay n' Play included in these prices	
<b>Blue Room</b>	

## Surf City Christian Tuition

<b>(Non-Refundable Annual Registration Fee - \$150.00 per Family)</b>			
<b>FULL DAY</b>		<b>7:00 AM to 6:00 PM</b>	
<b>5 Days</b>		<b>\$1020/month</b>	
<b>4 Days</b>		<b>\$850/month</b>	
<b>3 Days</b>		<b>\$675/month</b>	
<b>2 Days</b>		<b>\$480/month</b>	
Breakfast Club, Lunch Bunch & Stay n' Play included in these prices			
<b>Blue Room</b>			
<b>(Non-Refundable Annual Registration Fee - \$150.00 per Family)</b>			
<b>HALF DAY</b>		<b>AM - 8:15 am - 11:45 am (or) PM - 1:00 pm - 4:30 pm</b>	
<b>5 Days</b>		<b>\$700/month</b>	
<b>4 Days</b>		<b>\$560/month</b>	
<b>3 Days</b>		<b>\$425/month</b>	
<b>2 Days</b>		<b>\$300/month</b>	
<b>Intro to Preschool (2-3 yrs)</b>			
<b>(Non-Refundable Annual Registration Fee - \$150.00 per Family)</b>			
<b>1:00 PM to 2:30 PM</b>			
<b>3 Days</b>		<b>\$210/month</b>	
<b>2 Days</b>		<b>\$160/month</b>	
<b>Breakfast Club, Lunch Bunch &amp; Stay n' Play</b>			
	<b>Breakfast Club</b>	<b>Lunch Bunch</b>	<b>Stay n' Play</b>
	<b>7:00 am - 8:30 am</b>	<b>12:00 - 1:00 pm</b>	<b>4:30 pm - 6:00 pm</b>
<b>5 Days</b>	\$150/month	\$125/month	\$150/month
<b>4 Days</b>	\$125/month	\$100/month	\$125/month
<b>3 Days</b>	\$100/month	\$75/month	\$100/month
<b>2 Days</b>	\$75/month	\$50/month	\$75/month

*\*Tuition prices vary due to the smaller student-teacher ratio that the Blue Room (2-3 year old) programs offer.*

*Annual Registration Fee for all Programs: \$175.00 per Family  
Breakfast provided and served at 7:30 am*

*Snacks provided twice a day for AM & PM children*

*Snacks provided 3-4 times a day for full day children*

Surf City Christian Tuition

*Lunch around 12:00 pm (Please pack a lunch for your child)*

*Nap Time (optional) 12:30 – 2:00 pm*

*(Times may vary with different classroom schedules)*

Surf City Christian Preschool Survey

March, 2013

Hello, my name is: Sally Benardo

I reside at: 16612 Graham Place, Huntington Beach, CA 92649

I have received the STAFF REPORT, from the City of Huntington Beach Planning and Building Department, regarding: Conditional Use Permit #12-029/Variance No 13-001 (continued from January 23, 2013, Surf City Christian Preschool Expansion).

I DO NOT SUPPORT THE SURF CITY CHRISTIAN PRESCHOOL EXPANSION.

I PLAN TO ATTEND THE MARCH 26, 2013, PLANNING COMMISSION MEETING AT 7 P.M., REGARDING THIS MATTER.

COMMENTS AND CONCERNS

When we purchased our home, in 1997, location was of paramount importance. We purchased the above-noted property because it was located next to the Gibbs Butterfly Preserve, at the end of a cul-de-sac street that was zoned for 'residential low-density'. Our location afforded us quiet serenity. Our backyard seemed an extension of the nature sanctuary next door. Graham Place traffic was minimal and the neighborhood unique. There are just seven homes on one side of the street. The LDS Church parking lot is across the street. This parking lot is used approximately two-times weekly, mainly on weekends and evenings.

Since the SCC Preschool enrollment increased in 2005, the traffic on Graham Place has noticeably increased, with traffic-stacking during drop-off and pick-up times.

We oppose the SCC Preschool Expansion for the following reasons:

1. The proposed 18 parking spaces will not be adequate for a doubled enrollment and additional staff. The overflow traffic will pour over onto Graham Place during heavy traffic times;
2. When drop-offs and pick-ups occur, cars backing out of school spaces pose danger to vehicles traveling on Graham Place and Graham Street, and to vehicles turning onto Graham Place and Graham Street from Heil Ave. (I have had near misses with people backing into traffic from SCC parking spaces on Graham Place);
3. The expansion will bring increased traffic/deliveries from large commercial vehicles to this "low density" residential neighborhood;
4. The size of the SCC Preschool Lot is inadequate to accommodate the planned doubled enrollment and increased staff;
5. There are available openings at nearby preschools that are properly zoned for the class sizes offered. Because of the availability of these openings, the SCC Expansion may be desired, but not needed;
6. The majority of Graham Place homeowner's oppose the SCC Expansion.

While bringing development and revenue to the City may be desirable, this option should be weighed against the settled expectations of the homeowner's who relied on zoning rules to protect their property enjoyment and value.

For the aforementioned reasons, we oppose the SCC Preschool Expansion and Variance.

Thank you for considering these concerns.

# Exhibit H

The Hardys  
16552 Graham Place  
Huntington Beach, CA 92649  
January 20, 2007

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

Dear Tami and Don Hopkins,

We are writing to express concerns and requests regarding the parking situation on Graham Place.

As background, we have been residents on Graham Place for 15 years, a street location chosen because of its solitude. The real estate flyer advertising our property at that time was entitled "hidden treasure". You may be unaware that our property line does extend to the midline of the Graham Place cul-de-sac, for which we pay property taxes. We own half of the street in front of our residence. Graham Place is zoned for residential use. Your property, a business, is on Heil Avenue. Graham Place, once a quiet, dead end cul-de-sac, has become "Graham Central Station" rather than a "hidden treasure".

We are requesting that you advise your employees and clients not to park in front of our residence and driveway, and avoiding Graham Place street parking altogether. Some of our concerns and observations are based on the following:

1. As you know, your business has been quite successful and the numbers of clients and employees at your business have increased by multiples. Graham Place was most often empty during weekdays prior to about a year ago, when your business began and flourished. The prior preschool was able to function using the parking spaces in front of your facility on 5432 Heil Avenue. Clearly, your success has surpassed the parking facilities that you have. Graham Place is a residential street, *not* a parking lot, which it is being used for on a full working schedule.

2. It appears that you have a mutual and reciprocal agreement with the Latter Day Saints Church regarding parking, which is fortunate. It is also fortunate that there are two unused lots between our properties, which have not been built on at this time. If two residences are built there, another choice for your parking will be required, as the west side of Graham Place is a no parking zone. A longer term solution to your parking needs is necessary, other than parking on Graham Place.
3. The church goes use your parking spaces on Sunday; however, they do not park in front of our residence at any time.
4. It is well known that property value assessments are based in part on the availability of street parking, with "comp" or comparable value reports including photographs of the typical volume of street traffic and parking. Our home purchase was accompanied by pictures of no cars parked on the street. Less vehicles are better while more vehicles down grade values. This makes good environmental sense.
5. Your business clients and employees take up nearly all the parking on Graham Place during weekdays, frequently leaving little direct access to parking directly in front of our residence.
6. It would appear that loading and unloading of children and families from large multi-passenger van type vehicles would best not be done where there is no adjacent side walk for safety reasons, which is probably why your employees rather than your clients line the cyclone fence in back of the vacant property lots on the east side of Graham Place early each weekday.

Possible solutions to the parking dilemma could include:

1. Request that all overflow parking and employees use the LDS Church parking lot exclusively, where there is ample safe parking, off the street (rather than Graham Place itself), and an accessible side walk, as the immediate solution.
2. Consider using your own parking area for the "*immediate loading and unloading of passengers*" only, to avoid parking on Graham Place, and the possible danger of double parking, children or personnel in the street.
3. Consider carpooling or a pick-up service by one of your employees for your clients by utilizing a van type vehicle. Obviously, this would greatly lessen the numbers of vehicles needed for overflow parking.

4. Have you considered making parking areas on your own property on the corner of Heil Avenue and Graham Street?

Clearly, a change in the parking practices is needed. An alternative to the current situation is most desired by us, will help your longer range plans and also for the safety rationale noted above.

Parking for business reasons should not use a residential street on an ongoing, regular basis. We appreciate your attention to this important mutual challenge. Please contact us regarding this matter as needed.

Sincerely,

Bridget and Scott Hardy  
714-337-5897

# ZONING CONFORMANCE MA

Exhibit I

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
PARKING	231.04	18 STALLS	18 STALLS
LANDSCAPING	232.08	** 2,080 SF	6,347 SF
COVERAGE	210.06	50% = 13,000 SF	22% = 5,690 SF
SET BACKS			
FRONT	210.06	15 FT	15 FT
STREET SIDE	210.06	6-10 FT	10 FT
REAR	210.06	10 FT	35 FT
MAX. HEIGHT	210.06	35 FT	36 FT

\* 1 PER STAFF MEMBER PLUS 1 PER CLASSROOM  
 - 8 CLASSROOMS PLUS 10 STAFF = 18 STALLS REQUIRED

\*\* MINIMUM OF 8% OF ENTIRE SITE  
 8% OF 26,000 SF = 2,080 SF



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 *JA*  
**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**

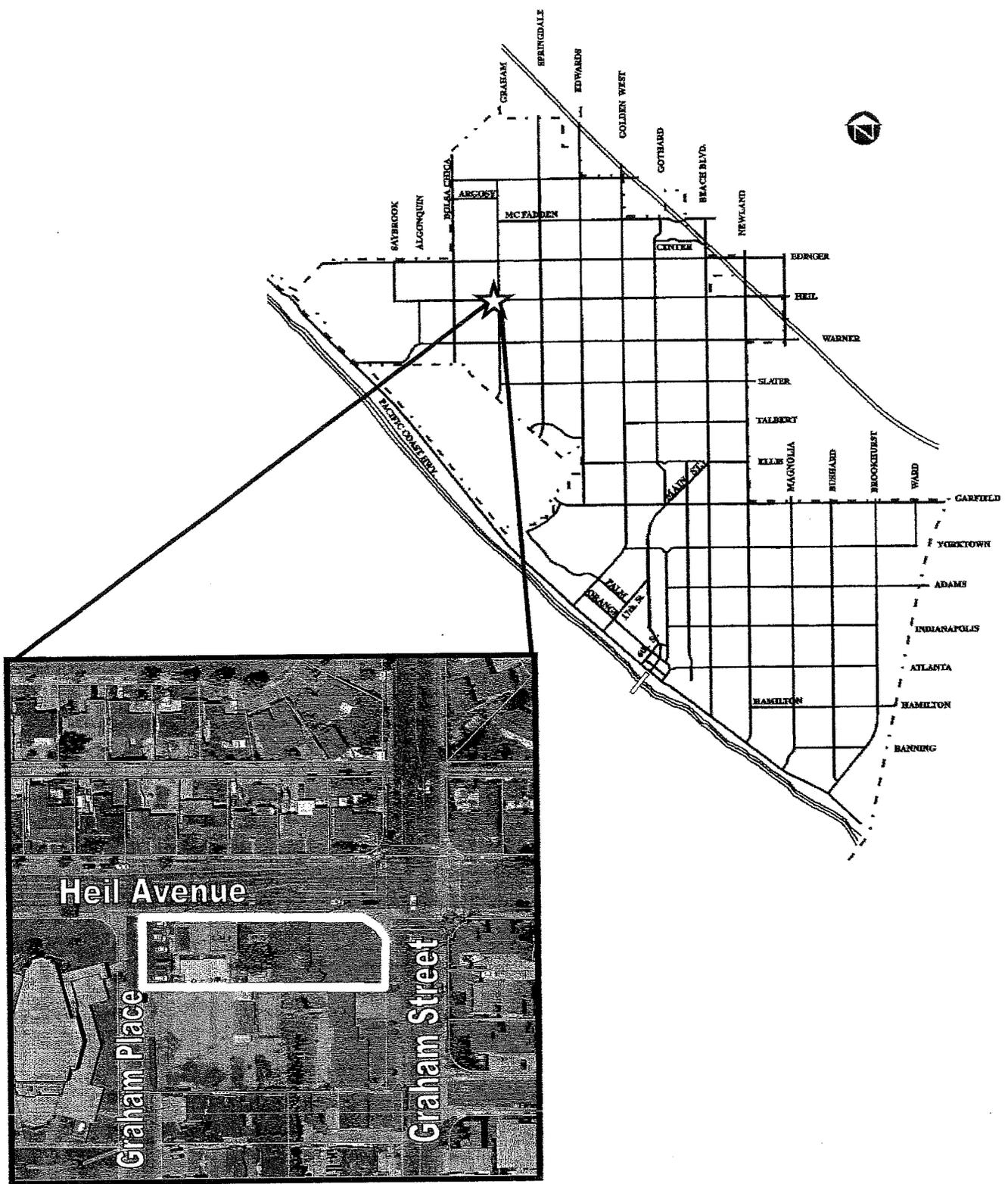
**OWNER:** Surf City Christian Preschool, 5432 Heil Avenue, Huntington Beach, CA 92649

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

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**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.

REMOVED

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  
714-840-3134

ARCHITECT: DREVERE & ASSOCIATES  
1601 DOVE STREET, SUITE 100, NEWPORT BEACH, CA 92660  
949-833-3800

### TABLE OF CONTENTS

T-1	TITLE SHEET
A-1.0	SITE PLAN
1 OF 1	CONCEPTUAL GRADING PLAN PRELIMINARY LANDSCAPE PLAN
A-2.0	FLOOR PLAN, CEILING PLAN & ROOF PLAN
A-3.0	EXTERIOR ELEVATIONS

DR. EVERETT & ASSOCIATES  
ARCHITECTURE • PLANNING INTERIORS  
1601 DOVE STREET, SUITE 100, NEWPORT BEACH, CA 92660  
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WWW.DREVERE.COM  
A PROFESSIONAL CORPORATION  
REGISTERED ARCHITECTS AND PLANNERS  
REGISTERED INTERIORS DESIGNERS  
REGISTERED LANDSCAPE ARCHITECTS  
REGISTERED CIVIL ENGINEERS  
REGISTERED ELECTRICAL ENGINEERS  
REGISTERED MECHANICAL ENGINEERS  
REGISTERED CHEMICAL ENGINEERS  
REGISTERED ENVIRONMENTAL ENGINEERS  
REGISTERED SURVEYORS  
REGISTERED PROFESSIONAL ENGINEERS

PROJECT TITLE: SURF CITY CHRISTIAN PRESCHOOL  
DEVELOPER/APPLICANT: SURF CITY CHRISTIAN PRESCHOOL  
5432 Heil Avenue, Huntington Beach, CA 92649

SHEET TITLE: 3

JOB NO.: 10029  
DATE REVISION: 10/9/12  
DRAWN BY: MAP

DATE: 10/9/12  
SCALE: AS SHOWN  
BY: MAP









**DEREYERE & ASSOCIATES**  
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**SURF CITY CHRISTIAN PRESCHOOL**  
 5023 HEIL AVENUE, HUNTINGTON BEACH, CA 92640  
 DEVELOPER/APPLICANT:  
 SURF CITY CHRISTIAN PRESCHOOL  
 5023 HEIL AVENUE, HUNTINGTON BEACH, CA 92640

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 EXTERIOR ELEVATIONS - PROPOSED BUILDING

**JOB NO.:**  
 10029

**DATE:**  
 10/8/12

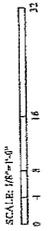
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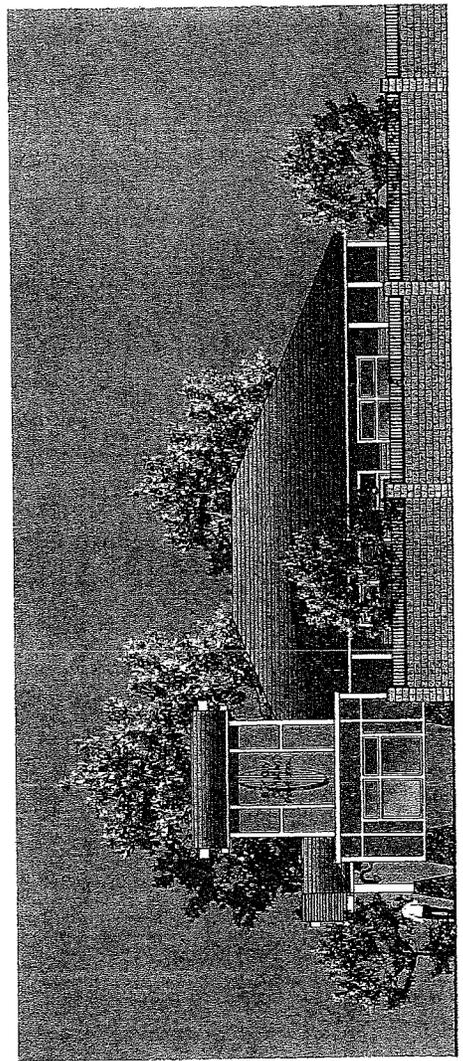
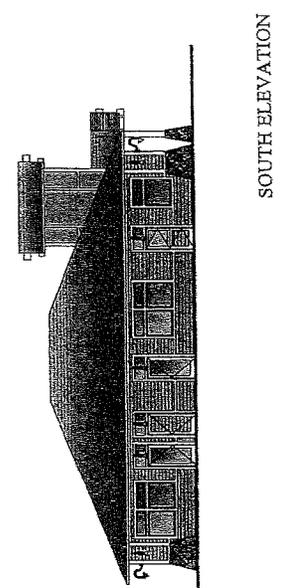
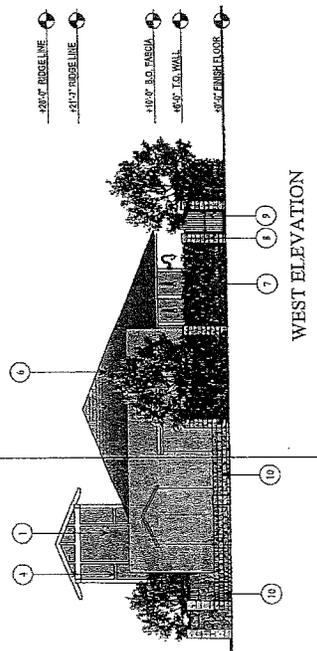
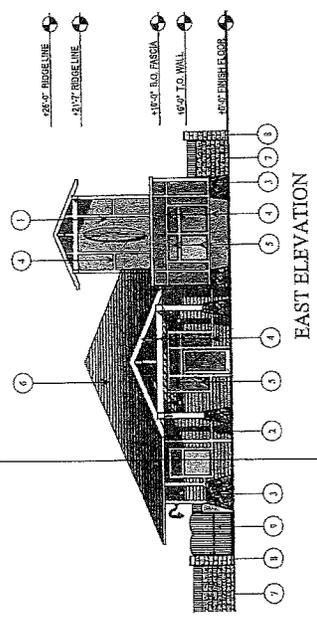
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5	10/8/12	ISSUE FOR PERMITS
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8	10/8/12	ISSUE FOR PERMITS
9	10/8/12	ISSUE FOR PERMITS
10	10/8/12	ISSUE FOR PERMITS

**A-3.0**

**KEYNOTES**



- 1 GLAZED ANGSTER FINISH - PAINTED ACCENT COLOR
- 2 WOOD/VINYL SIDING - OFF WHITE
- 3 STONE VENEER
- 4 WOOD TRIM - BRIGHT WHITE
- 5 CLEAR GLAZING - CENTER GLAZED
- 6 ABRASALT BRICKLES
- 7 3/4" HIGH SPLIT FACE BLOCK WALL WITH 1/2" HIGH HANGING TOP (TOTAL HEIGHT 6'-0")
- 8 6'-0" TALL 1/2" SQUARE SPLIT FACE BLOCK PLASTER AT 3/4" O.C. MAX.
- 9 6'-4" HIGH WROUGHT IRON GATE
- 10 3/4" HIGH CONCRETE BLOCK WALL WITH 1/2" SQUARE 3/4" HIGH PILASTERS



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

Written Narrative of  
Proposed Surf City Christian Child Development Preschool Expansion

JAN 2 10 11  
CITY OF SURF CITY  
PLANNING

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.

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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.

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#### 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.

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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.

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**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.

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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.

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**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 ½") 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)

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Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

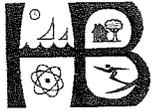
City Hall 2000 Main Street, 5<sup>th</sup> floor

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](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](mailto:JARABE@SURFCITY-HB.ORG)  
**PLAN REVIEWER:** JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT  
**TELEPHONE/E-MAIL:** 714-536-5509 / [JOSHUA.MCDONALD@SURFCITY-HB.ORG](mailto: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](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.



501 715 1515  
JAN 02 2013  
3:00 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

Exhibit K

**Community Survey, Regarding Surf City Christian**

**Preschool Expansion**

**March, 2013**

**27 Respondants**

Surf City Christian Preschool Survey

March 2013

Hello my name is: NORMAN CAIN

I reside at: 5501 HELL AVE.  
HUNTINGTON BCH

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION))

Please circle one.

I AM // AM NOT // UNCERTAIN: in support of the Surf City Christian Preschool Expansion.

Please circle one.

I AM // AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS:

INCREASE IN TRAFFIC  
AND DANGER TO CHILDREN  
ON THIS BUSY CORNER.

THIS IS A BUSINESS AND WHY  
SHOULD VARIANCE BE GRANTED?

Surf City Christian Preschool Survey

March 2013

Hello my name is: MICHAEL MCCLURE

I reside at: 5411 HEIL AVE HB 92649

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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Please circle one.

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COMMENTS or CONCERNS:

THIS NEW EXPANSION WILL RESULT  
IN UNSAFE TRAFFIC CONDITIONS  
AND CROWDED PARKING.

Surf City Christian Preschool Survey

March 2013

Hello my name is: Charles Larson

I reside at: 5581 Heil Ave

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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Please circle one.

I AM // AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS:

This building does not belong here.

Surf City Christian Preschool Survey

March 2013

Hello my name is: Doris Larson

I reside at: 5581 Heil Ave, HB 92649

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS:

- 1) Construction of a larger pre-school does not bring added value to this neighborhood.
- 2) Increased traffic is a definite negative.

Surf City Christian Preschool Survey

March 2013

Hello my name is: Kim Gonzalez

I reside at: 5331 Heil Ave. H.B. CA 92649

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS: Heil very travelled therefore. Safety, traffic congestion concerns. Residential parking will be compromised where cars will park in residential parking spots.

Surf City Christian Preschool Survey

March 2013

Hello my name is: Christine Boonchareon

I reside at: 16541 Hillview Circle A Huntington Beach CA 92649

N

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS:

There is no parking as is around graham and heil.

Surf City Christian Preschool Survey

March 2013

Hello my name is: STUART OGLE

I reside at: 1667/ GRAHAM ST

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS:

TOO NEAR LIGHTS !!!

Surf City Christian Preschool Survey

March 2013

Hello my name is: June Hatfield

I reside at: SS32 Fernhill HB

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COMMENTS or CONCERNS: The corner of Fernhill Circle + Graham already is very congested + hard for residents to even exit. Heil at that point is already a bad intersection. The city needs to redevelop Street before adding more congestion to Fernhill/Graham

Surf City Christian Preschool Survey

March 2013

Hello my name is: Marian Munier

I reside at: 16705 Graham St, NB 92649

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS:

Increase in traffic in an already congested area.

Surf City Christian Preschool Survey

March 2013

Hello my name is: Fanny Sui

I reside at: 5504 Ferhill Cir #13

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: Michael Pozzi

I reside at: 5504 Fernhill circle unit A

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COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: William L. Ray

I reside at: 5502 Fernhill Cir #B H/B CA. 92649

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William L. Ray

COMMENTS or CONCERNS:

Way To many kids in such a small area, traffic & kids is not a good combination

Surf City Christian Preschool Survey

March 2013

Hello my name is: Christy Langer

I reside at: 16522 Hillview Circle Apt A, HB

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001 (Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: Ken Cronk

I reside at: 14551 Hillview Circle D

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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Please circle one.

I AM // AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: Rebecca Brewster

I reside at: 16542 Pro Circle Apt C

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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Please circle one.

I AM // AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: DUSTIN TODERO

I reside at: 16542 PRO CIR #A

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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Please circle one.

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COMMENTS or CONCERNS:

*please do not expand.*

Surf City Christian Preschool Survey

March 2013

Hello my name is: Robert W. Kenyon

I reside at: 5031 Hill

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION))

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Please circle one.

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COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: Julio Asa

I reside at: 5601 Heil Ave

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: Joe A. Pham

I reside at: 5671 Heil Ave HB, CA 92649

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: Susie DiGiovanna

I reside at: 5542 Fernhill Cr. HB

4

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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Please circle one.

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COMMENTS or CONCERNS:

There could be a better configuration of the site. I don't like that the empty lot will be a parking lot and in/out traffic. Re-plan of land would be better.

Surf City Christian Preschool Survey

March 2013

Hello my name is: Khoa Nguyen

I reside at: 16601 Graham St, Huntington Beach, CA 92649

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

Please circle one.

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Please circle one.

I AM // AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS:

Too much congestion

Surf City Christian Preschool Survey

March 2013

Hello my name is: NORMA ICHINAGA

I reside at: 16551 GRAHAM ST. H.B. 92649

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION))

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Please circle one.

I AM  AM NOT  UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: KIRT Keller

I reside at: 16391 GRAHAM ST. my property backs up to Graham Place. I come and go via GRAHAM PLACE

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

Please circle one.

I AM // AM NOT // UNCERTAIN: in support of the Surf City Christian Preschool Expansion.

Please circle one.

I AM // AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

Kirt Keller 714 791 7928

COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: Adam Langer

I reside at: 16522 Hillview circle #A

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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Please circle one.

I AM //  AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS:

Surf City Christian Preschool Survey

March 2013

Hello my name is: Joni Heath

I reside at: 5521 Hill Ave. H.B.

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001 (Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

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Please circle one.

I AM // AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS:

Concerned about increased traffic @ Hill + Graham.

Surf City Christian Preschool Survey

March 2013

Hello my name is: STEVE LUI

I reside at: 5504 FERNHILL CIR #13

I have received STAFF REPORT, from the City of Huntington Beach Planning and Building Department in regards to: Conditional Use Permit NO.12-029/Variance No.13-001(Continued from January 23, 2013 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)

Please circle one.

I AM // AM NOT // UNCERTAIN: in support of the Surf City Christian Preschool Expansion.

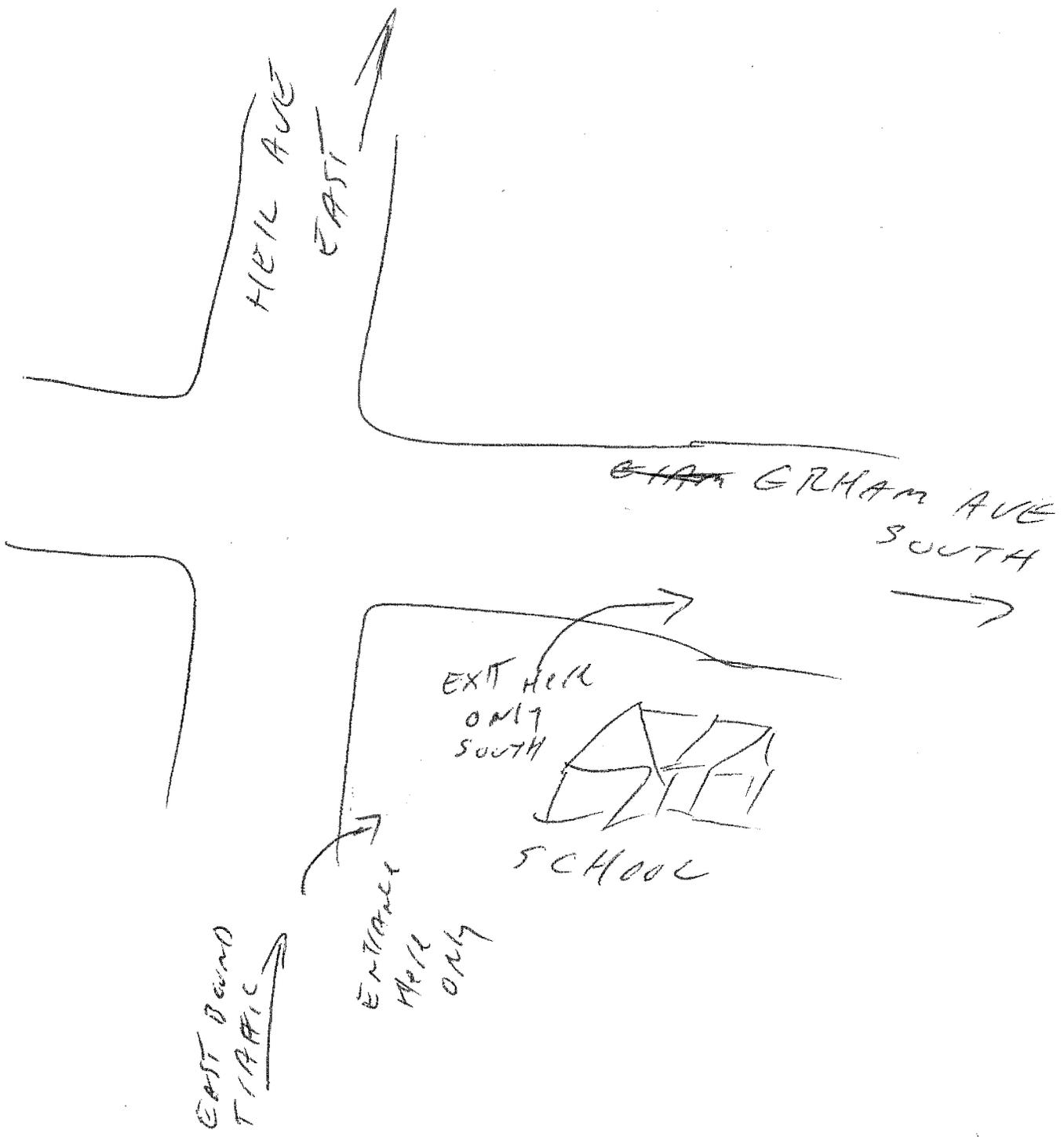
TRAFFIC

Please circle one.

I AM // AM NOT // UNCERTAIN: able to attend the March 26, 2013 Planning commission meeting at 7pm addressing this matter.

COMMENTS or CONCERNS: SAFETY. I HAVE NOT SEEN THE CIVIL PLANS CONCERNING THIS EXPANSION. BUT I DO HAVE CONCERNS FOR SAFETY REGARDING ENTRANCE + EXISTING FROM THIS PROPERTY. PLEASE NOTE MY DIAGRAM ON REVERSE SIDE.

THANK YOU



Surf City Christian Preschool Survey

March, 2013

Hello, my name is: Sally Benardo

I reside at: 16612 Graham Place, Huntington Beach, CA 92649

I have received the STAFF REPORT, from the City of Huntington Beach Planning and Building Department, regarding: (Conditional Use Permit #12-029/Variance No 13-001 (continued from January 23, 2013, Surf City Christian Preschool Expansion).

I DO NOT SUPPORT THE SURF CITY CHRISTIAN PRESCHOOL EXPANSION.

I PLAN TO ATTEND THE MARCH 26, 2013, PLANNING COMMISSION MEETING AT 7 P.M., REGARDING THIS MATTER.

COMMENTS AND CONCERNS

When we purchased our home, in 1997, location was of paramount importance. We purchased the above-noted property because it was located next to the Gibbs Butterfly Preserve, at the end of a cul-de-sac street that was zoned for 'residential low-density'. Our location afforded us quiet serenity. Our backyard seemed an extension of the nature sanctuary next door. Graham Place traffic was minimal and the neighborhood unique. There are just seven homes on one side of the street. The LDS Church parking lot is across the street. This parking lot is used approximately two-times weekly, mainly on weekends and evenings.

Since the SCC Preschool enrollment increased in 2005, the traffic on Graham Place has noticeably increased, with traffic-stacking during drop-off and pick-up times.

We oppose the SCC Preschool Expansion for the following reasons:

1. The proposed 18 parking spaces will not be adequate for a doubled enrollment and additional staff. The overflow traffic will pour over onto Graham Place during heavy traffic times;
2. When drop-offs and pick-ups occur, cars backing out of school spaces pose danger to vehicles traveling on Graham Place and Graham Street, and to vehicles turning onto Graham Place and Graham Street from Heil Ave. (I have had near misses with people backing into traffic from SCC parking spaces on Graham Place);
3. The expansion will bring increased traffic/deliveries from large commercial vehicles to this "low density" residential neighborhood;
4. The size of the SCC Preschool Lot is inadequate to accommodate the planned doubled enrollment and increased staff;
5. There are available openings at nearby preschools that are properly zoned for the class sizes offered. Because of the availability of these openings, the SCC Expansion may be desired, but not needed;
6. The majority of Graham Place homeowner's oppose the SCC Expansion.

While bringing development and revenue to the City may be desirable, this option should be weighed against the settled expectations of the homeowner's who relied on zoning rules to protect their property enjoyment and value.

For the aforementioned reasons, we oppose the SCC Preschool Expansion and Variance.

Thank you for considering these concerns.