

Updated 11-27-24

CUP Application for: 17192 Oak Lane, HB, CA 92647

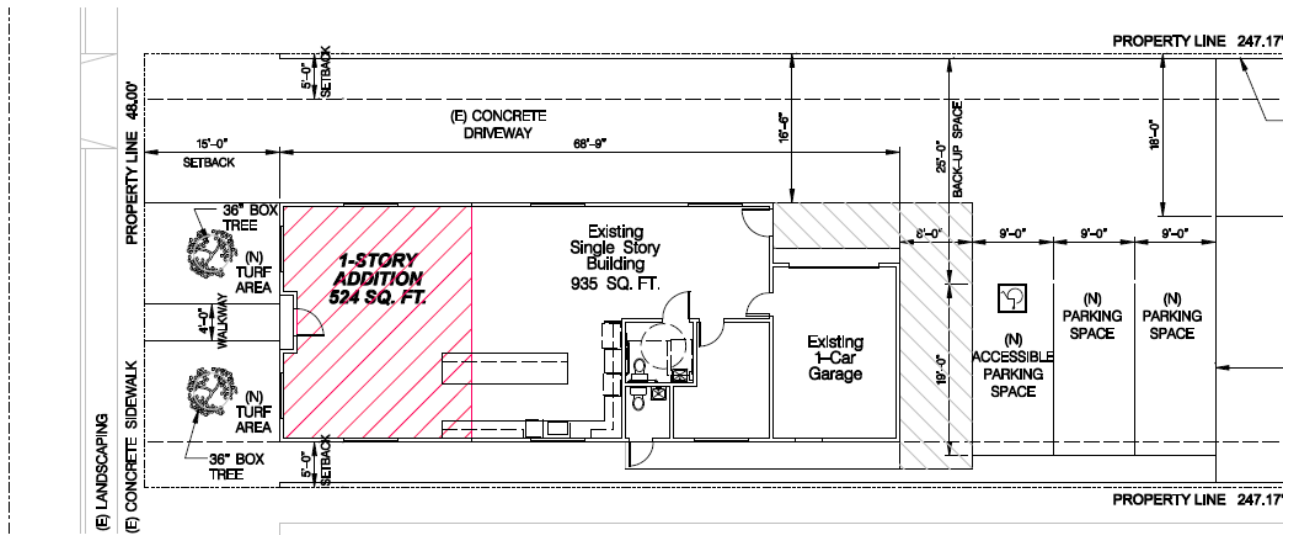
Common Ground

Common Ground is a non-profit youth mentoring organization that provides after school care for children aged 11 to 17 at no cost to parents. Our activities are funded by churches and individuals from the Huntington Beach community. We started in 2013, offering surf lessons and bible studies for kids in the Oak View community. Today, our program serves middle and high school aged children with daily after-school activities including homework tutoring, teaching kids to cook, summer and winter camps, sports, and community service activities. Currently we operate as a mobile organization, picking up kids in vans and transporting them to activity locations. Our goal in purchasing this property in Oak View, is to make programs more accessible for kids and to open new opportunities to support parents & families in the neighborhood.

Parking

Common Ground does not require any overnight street parking. Per HBZSO 231.04 a minimum of 3 parking spaces onsite are needed. We will be adding **3 parking spaces in the rear of the building.**

The current gravel driveway width is 16 feet. Per DAT 2024-0002 recommendation, we have applied for a variance for the required driveway width of 20 feet PA-2024-0055 (VAR 24-004). HBZSO 241.04 requires Zoning Administrator approval for deviations that do not exceed 20%. **The fireplace will be removed to resolve the encroachment into the 16-foot width.**



Occupancy Code – California Building Code – 305.2 Group E, Day Care Facilities

Volunteers

Volunteers are comprised of both teens and adults to assist the staff with activities. High schoolers can help with the younger middle school kids and help lead activities, but they do not drive and will not impact parking. Several of the adult volunteers live in the neighborhood and will not impact parking as they can walk over. The remaining adults can utilize the existing garage (not counted in the 3 mandatory parking spaces) and the long 120 ft driveway (also not counted) to not impact the street parking. All the middle and high school students will walk to 17192 Oak Lane as they live in the Oakview neighborhood.

Property Improvements

We are planning to improve the existing 935 SF dwelling with a permitted 524 SF new construction addition to the front of the structure (West) with a 15 ft setback to the sidewalk per Code section 210.06 and in line with adjacent neighboring residential dwelling. 5 foot setback on South side and 16 ft setback on North side.

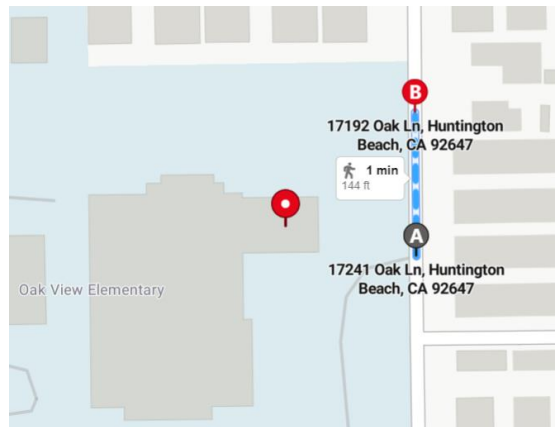
We are planning the addition of one permitted bathroom within the existing footprint.

Improve existing gravel driveway with new concrete or asphalt along the North side of building to accommodate 3 parking spaces on property (**3 spaces behind house**).

Site improvements include clearing of deep brush on property, and adding concrete, asphalt, turf and landscaped areas where kids can gather.

Drop Off & Pick Up

Being in the heart of Oak View, the kids can easily walk to 17192 Oak Lane and do not require drop off or pick up from parents. Their current pick-up spot for activities (private transportation) is at Oak View Elementary which they currently walk to and is across the street from 17192 Oak Lane. The kids will walk to 17192 instead of the current pick up location. 144 feet from Oak View Elementary & 1 min walk.



Usage

Outdoor Activities

The activities at the property are planned for indoors. Outdoor activities such as soccer and football take place at local HB parks. The outdoor back yard will be available M-F from 3pm to 6pm for activities such as picnics, supervised games, space for one-on-one mentoring, some bible studies on occasion, and room for the kids to hang out / take a break from indoor activities such as homework. Our staff will supervise to ensure that noise levels will be respectful to neighbors.

Proposed hours of operation

- 10am to 6pm M-F.
- 6pm to 8:30pm - Tuesdays
- Closed weekends.
- Peak Times – after school 3pm to 6pm. Tuesday nights 6pm to 8:30pm

Common Ground hosts activities for students on weekdays, M-F:

Activity	Location	Time	Students	Volunteers	Notes
Weekly Bible studies	On Property / Churches	Tue 6p-8:30p	30	5	Max 30 students for on-property events
Soccer club	Offsite - HB Sports Complex	Wed 6p-8p	40	8	Off Property
Cooking club	On Property	Thu 3p-5p	12	0	
Homework club	On Property	M/W/F 2p-4p	12	1-2	
Community Clean Up	Offsite - neighborhood	Thurs 2pm to 4pm	12	3	Off Property
Noche de cine	Offsite – Koledo Park	Monthly, Friday night			Off Property

Additionally, we host three camps that will not be on Property. We typically take 40 students.

- Surf Camp - Tuesdays during summer months (10a-2pm) (Offsite at Huntington State or City Beach)
- Malibu Surf Camp – August (offsite Malibu)
- Winter Camp – February (local mountains)

Usage profile summary:

1. We operate primarily during after school hours.
2. We operate primarily on weekdays.
3. We provide a service to the community.
4. Our parking requirements are met with parking on the property

We believe that our profile best aligns with childcare usage. There will be no use for meetings of organizations not benefiting Oak View. This property is solely to benefit children and parents of Oak View.

Community Outreach

Common Ground has been serving the community for 13 years and has built strong relationships in the neighborhood. We have reached out to the 70 families in Oak View, that our kids belong to, about the property and they are so excited for us to be there. Our direct next door neighboring families / owners are also very excited we have purchased the property (especially in light of the FBI raided drug activity this property previously experienced). They are pleased that we’ve already blessed them with a brand-new block wall at no cost. There are 100 families in the neighborhood that we provide Christmas gifts to that are supportive of Common Ground. We’ve been holding community movie nights (Noche de Cine) for 60-70 people of all ages once a month on a Friday night at Koledo Park for years. Oak View Elementary principal and teachers are supportive of us, as we are key to activities such as the backpack drive & festival and raise money for the school. We have been supporting the Local Family Resource Center for 12 years and have a fantastic relationship with them as well. Even Oceanview High School teachers that we don’t know will come say they know about us and support us from the recently started “Common Ground Club” at the high school. So many neighbors have walked by to find out what we’re doing and are very happy we purchased the property.

Purpose

A permanent property creates accessibility for Common Ground to serve Oak View – students, parents, and volunteers.

Accessibility for children: Today, students meet the van for transportation to the off-site clubs and get rides from staff and volunteers to activities and Bible studies. Students miss the ride or choose not to participate due to transportation. More broadly, lack of a presence in the community confines our time with students to only the time and place of the activities, limiting ad-hoc time with students.

Accessibility for parents: We've developed great relationships with parents, but we don't currently have a place to host activities geared toward them. We expect to expand opportunities for families with the property, realizing the goal of supporting the entire community.

Accessibility for volunteers: Mentors will have a space for one-on-one relational time with kids outside of group activities.

Sustainability

Common Ground was incorporated in 2013. We are supported by residents and churches in Huntington Beach, including:

- Branches HB
- Radiant Lutheran
- Shorelife
- Beachside
- Christ Pacific

Our annual operating budget is about \$400,000 per year with three employees. We actively participate in the Orange County Community Foundation's Ignite Potential initiatives. The Huntington Beach Firefighters Association recognized us as their 2023 charitable beneficiary.

Contact Info

Common Ground

Executive Director: Jake Piering (714-925-1221 / jake@thecommonground.org)

Building Committee member: Wendy Cho (714-342-9866/ wendych7@yahoo.com)

Board member: Zane Hall (714-343-5632 / zkhall@mac.com)

Board advisor: Andrew Schey (aschey@brancheshb.com)