

NARRATIVE
11/15/2017

FRANKLIN SCHOOL SITE
(Franklin Residential Subdivision)
General plan Amendment (No.16-001)
Zoning Map Amendment (No.16-002)
Environmental Assessment (No.16-002)
Tentative Tract Map (No. 16-032)
Conditional Use Permit (No. 16-031)

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JUN 22 2018
Dept. of Community Development

Location: 14422 Hammon Lane (Former Franklin School Site)

Project Description: To subdivide the 8.75 acre site to accommodate 53 lots for new single family homes. The proposed lots feature varying lot sizes with 3,825 sq. ft. minimum (45'x 85'). The lots backing up to the adjacent single family tract is proposed at a minimum of 100 feet and an average of 102 feet in depth to allow for an increased building rear setback. A proposed list of lot sizes is attached to this submittal.

All streets, landscaping, storm drains and sewers facilities will be privately maintained by a homeowners association. The streets will be sized consistent with City public street standards, including parkways and on-street public parking (38' curb to curb, with a 4' sidewalk and 5' parkway on each side).

All units will be designed and plotted to reflect the greatest sensitivity to surrounding developments. The units have been individually designed to create a more interesting streetscape. Each unit will be provided with a two-car enclosed garage and two-car driveway apron. All units will have a minimum yard area of 400 square feet.

All existing school buildings and site improvements are proposed to be demolished with the project.

The project is adjacent to the Franklin Park. The project is proposing to dedicate 1.15 acres of land for a park. Additional park improvements may be considered subject to further discussion and negotiations with the City.

Request: EXISTING GENERAL PLAN: PS (RL)
Public with an underlying designation of Residential Low Density
REQUEST: GENERAL PLAN AMENDMENT to RL – Residential Low Density (Remove the “P”)
EXISTING ZONING: PS – Public-Semi Public
REQUEST: Zone Change to: RL Residential Low Density with a PUD (Planned Unit Development) Standards Section 210.12.
The PUD overlay will be necessary to address the unique mix of public and private improvements and the variety of residential lot sizes.

Surrounding Uses: North - Single Family Residential
East - Single Family Residential
South - Single Family Residential
West - Single Family Residential

Environmental Status: There are no significant environmental impacts associated with this project. The project site is not within a known hazardous waste and substance site.

The project will incorporate sustainable and green building practices to the maximum extent feasible. The proposed sustainable building practices will meet the California Green Building Code. A comprehensive Green Building Program has been developed for this project including:

- Building massing and orientation shall maximize south-facing vertical facades.
- Window orientation and opening size shall be partially determined by a desire to balance summer cooling and winter heating.
- Building and roof forms, shading devices and façade designs shall be oriented to direct airflow that facilitates natural building ventilation.
- Locally produced and recycled building materials shall be used whenever possible. Building materials shall be incorporated that obtain the maximum sustainability and achieve the best Green rating to the greatest extent feasible

Land Use

Compatibility: The property is compatible with existing single family housing in the area. The proposed activity will not generate any unusual noise or traffic or unusual demands on the City's infrastructure or public services. The proposed homes will be designed with greater rear yard setbacks and offset rear elevations to have a greater compatibility with adjacent residential. The roof designs and upper story window placement has also been proposed with consideration to the neighborhood. Overall the project has been designed for total compatibility with the neighborhood and the City's Design Guidelines for new single family developments

**Former Franklin School Site
TRI Pointe Homes
Planned Unit Development Proposal
Community Benefits Summary
June 28, 2018**

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The residential neighborhood development proposal by TRI Pointe Homes (“TPH”) for the Former Franklin School Site property (“Project”) has several added overall community benefits that it will provide the City of Huntington Beach (“City”) that are significantly above and beyond those that would be provided by or could be required of a standard subdivision.

Private Streets and Utilities Will Not be Maintained by City Funds

- Streets within a standard subdivision are dedicated to the City as public streets. The City is responsible for the cost of maintaining those streets in perpetuity.
- As a public benefit of developing the Project as proposed, the streets within TPH’s proposed Project for the Former Franklin School will be private and maintained by a homeowners association. This will alleviate the City from having to maintain the streets and not have to be paid for out of the City’s budget.
- Underground utilities consisting of stormdrain facilities within the Project will be private and maintained by a homeowners association and thus will not have to be maintained by the City and paid for out of the City’s budget.
- Landscape maintenance in the parkways will be maintained by the homeowners association as well and not funded by the City.

Provide Parkland Dedication Beyond Quimby Act Dedication Requirements

- As a condition of new development the City requires either the dedication of land for park purposes or the payment of an in-lieu fee for the City to purchase park land elsewhere in the City. The land dedication amount a development project is responsible for providing is based upon a calculation outlined in the City’s General Plan and Zoning Code of five acres of land per 1,000 residents.
- As a part of the calculation the City uses a density factor of 2.68 (which represents the number of people per household in residential dwelling units per census data that has been adopted by City Council resolution).
- The City’s formula to determine the park land dedication acreage requirement (“A”) consists of multiplying a density factor (“DF”) by the number of dwelling

units in the Project which is then multiplied by five acres and divided per 1,000 residents:

- $A = (DF \times DU) \times 5.0 / 1000$
- Based upon both City calculations the Former Franklin School development proposed is required to dedicate 0.77 acres of park land.
- As a major community benefit of developing the Project as proposed, TPH will dedicate a total of 1.15 acres of park land which will be incorporated into the adjacent Franklin Park.
- The development at the Former Franklin School site will provide additional park land dedication beyond the calculated amount of area the City would require to fulfill the Quimby Act.
- This additional park land acreage dedication by the Project represents an increase of 33% over the City's Quimby Act calculation to determine a Project's park land dedication requirement.

Improvements within Franklin Park

- As further additional community benefits of developing the Former Franklin School property as proposed, TPH will perform the following improvements to the Franklin Park property to the extent the City will allow:
- The Project will be installing a detention facility separately from the park to allow full use of the park.
- The existing park will be removed and a new park will be installed with new landscape, irrigation, play equipment and other amenities.

Green Building Program

- The City of Huntington Beach requires that all new homes built meet all mandatory measures of the State of California Housing and Community Development's 2016 California Green Building Code. Not only will all homes in the Project satisfy all the mandatory measures, as a major part of providing additional community benefits, the homes will also have many additional green features and measures included.
- A comprehensive "Draft Green Building Program - Former Franklin School Site" is being submitted with the Project's full tract submittal package. It outlines which specific State, City, local and building industry green building programs the Project contemplated, reviewed and from which specific green building

components, methods and practices were selected for implementation, verification and certification. Some of these are highlighted in the following.

- Renewable Energy – Solar PV Standard: The Project will be committed to provide solar electric photovoltaic (PV) systems as a standard feature.
- Alternative Transportation: The Project will provide homes that are “EV Ready” with 120V/240V electrical plugs designed and built into every garage.
- Water efficiency will be designed and built to conserve water indoors and outdoors.
- Naturalized landscaping and a weather based irrigation system will be featured in the homeowners association maintained areas to minimize irrigation water consumption.
- The Project will implement an Enhanced Construction Waste Management Program.

Planned Unit Development (PUD)

- The use of a PUD designation and developing a Project as a Planned Unit Development initially may not be seen as a community benefit. However, utilizing this type of subdivision when examined more closely does in fact have significant community benefits when compared to a standard subdivision in a true infill location surrounded substantially by existing residential uses.
- The greatest community benefit with doing a PUD is to provide certainty to the development of the Project as proposed and presented by the developer and approved by the City. This includes not only site planning and engineering design, but architecture and landscape architecture.
- A standard subdivision may be approved showing conceptual building architecture and landscape architecture but once it is approved there is no guarantee that the product represented during the entitlement and public review process is the product that will be what is actually built. In most cases, another architectural product can be substituted for what was originally presented when the subdivision was approved as long as the new architecture meets the minimum standards of the City’s RL zone and the City’s general design guidelines. The process for changing the architectural product for a standard subdivision is neither not nearly as rigorous nor as transparent and subject to public review as it is for a PUD.
- A PUD on the other hand is subject to a great deal of scrutiny from its onset through its completion of construction. Not only is the engineered technical site

plan, tract map and grading plan thoroughly vetted during the City approval process, but so too is the proposed building architecture and landscape architecture. Once the Project is approved all the design plans and elements represented are specifically conditions and tied to the implementation plan of the site. To propose a substantial change in building architecture, for example, could require the same level of design scrutiny and public review and hearing process.

- For an infill site where surrounding property owners and residents are essentially promised what will be built next to them for all intents and purposes.
- Beyond a tract map approval, the Former Franklin School site's PUD's building architecture is clearly defined and conditioned in terms of styles, articulation along building planes, setbacks to first and second floors, window placement, perimeter edge treatments, etc.
- The Project's PUD also has the advantage of being a privately maintained community as noted above and because of that can be designed more creatively from an engineering standpoint since a homeowners association and not the City will be responsible for funding the ongoing maintenance of certain improvements, facilities and landscaping.
- One of the main aspects of the Former Franklin School property's PUD with its streets and certain utilities privately maintained by a homeowners association is that it specifically enabled the civil engineering team to utilize more creative solutions to aid in reducing pad elevations along perimeter lots adjacent to the existing residential neighborhood.

Public Parking on Private Streets

- Although the Former Franklin School site development is proposed as a PUD with private streets, governed by CC&Rs and a homeowners association board of directors, language can be placed in the CC&Rs specifically allowing and guaranteeing the ongoing ability of the general public to park on and use the private streets within the Project.
- A statement in the CC&Rs to the effect of something like the following will ensure this: "notwithstanding anything in this declaration to the contrary, the private streets in the community shall remain open to public use, including parking, pursuant to the conditions of approval for the community. No amendment or other modification of this requirement shall be made by declarant or the association without the prior written consent of the City of Huntington Beach."

Affordable Housing

- The City requires that a new residential housing developments provide 10% of the homes built be deemed “affordable” under the requirements outlined in the City’s Zoning Code.
- The community benefit that the Project provides in the way of affordable housing is payment of an in lieu fee of \$2,727,698.00.

Additional Public Benefit Fee

- In addition to the listed public benefits, TPH will pay an additional fee in the amount of \$250,000.00 to the City of Huntington Beach. This fee will be earmarked for the Navy right of way.