

Gisler – Strathmoor Lane Residential Project Description

21141 Strathmoor Lane, Huntington Beach, CA 92646 (Revised 8/27/21)

Project Overview

Brookfield Residential's proposed redevelopment of the 13.64-acre Gisler School site will create a new residential community of 85 single-family detached homes that will be compatible with the surrounding residential neighborhood, with a site density of approximately 6.23 homes per acre. As a Planned Unit Development, the homes are situated on lots ranging from 4,661 to 9,240 SF, with a minimum lot width of 50'. The new community will feature 3 plan types, with 3 elevation styles for each plan. The plans range between approximately 2,800 and 3,300 SF in size, with up to 5 bedrooms and an optional 4 bathroom and 2 or 3 car garage spaces. Every home offers generous rear yards from depths of 22' to a maximum of 47' along the community's western edge, with Lot 15 enjoying a 50' deep rear yard. California outdoor living is provided with sizeable covered rear yard patio spaces that open off interior living areas. Homes will feature latest connected home technology offerings and they will all be solar-equipped and energy efficient.

Gated access is not proposed for this new community, which will be accessed only from Strathmoor Lane to preserve existing neighborhood's current circulation system to the extent possible. A 24' wide vehicle emergency access point is provided from Bluefield Drive in the north. The selection for a mid-block entry from Strathmoor Lane was made in consultation with City Staff after comments received during the Preliminary Plan Review process. Additionally, by nature of a "T" intersection at "A" Street and Strathmoor Lane, there will be a natural calming effect on vehicles to and from the community. Traffic from the proposed development is projected to be less than vehicle trips generated by the previous middle and high school uses on the site, according to preliminary traffic analysis.

The layout of the internal streets is similar to the adjacent single-family homes and the streets meet City Standard, with widths of 40' curb to curb, for a total 52' wide public right-of-way. At this width, double-loaded on-street parking is provided throughout the entire neighborhood, with the exception of the short section at the entry. With the provision of generous on-street parking options, the proposed site plan provides for a total of 472 parking spaces, well in excess of the required parking standards.

Other infrastructure improvements will include private streets, sidewalks, storm drains, a water quality detention system and sewer system with a lift station, which will all be maintained by the future community's HOA. The water system is proposed to be a loop through the Strathmoor and emergency access point, which meets the criteria for a public system along with the 52' wide ROWs. HOA passive landscaping areas are found throughout the proposed neighborhood, including an open space area on Lot A on top of the underground water quality detention basin. Active open space area is provided immediately to the south at the Gisler Park and the applicant intends to contribute the city's park in-lieu fee, which is in line with the City's stated preference. Landscaping is intended to be layered with trees, shrubs and turf to complement adjacent buildings and soften edge conditions that feature thematic masonry yard walls. Additional landscape screening is proposed for the City's Gisler Park parking lot northern entry re-alignment and along the entire southern edge shared with Gisler Park, which is consistent with the adjacent homes to the west.

Requested entitlements include a General Plan Amendment, Zoning Map Amendment, Tentative Tract Map, Conditional Use Permit for retaining walls over 2' tall, Design Review Board and Environmental Assessment, with a proposal to reconstruct Gisler Park's existing improvements as a Public Benefit for the local community in return for the approval of the Planned Unit Development.

Project Location and Existing Improvements

The project site is located in the southeastern portion of the city of Huntington Beach, within Orange County, California. As shown on *Figure 1-1, Regional Map*, the Project is located approximately 3.6 miles south from

Interstate 405 highway (I-405), 1.4 miles north of the State Route 1 (CA-1), and 2.5 miles west of State Route 55 (CA-55). The project site address is 21141 Strathmoor Lane, Huntington Beach 92646 and is generally bound by single-family residential cul-de-sac streets to the north and west, the City's Gisler Park to the south, and Effingham Drive to the east followed by single-family residences, as shown in *Figure 2, Local Vicinity*.

The project site is comprised of one parcel approximately 13.64-acre in size and is identified by the following Assessor's Parcel Numbers: 149-302-17 and 988-014-78.

Existing Site, Surrounding Area Land Uses, General Plan and Zoning Designations

The project site is developed with an approximately 73,000 SF building, which formerly served as both a public and private school. This building is located on the easterly portion of the property as shown on *Figure 3, Aerial*. Access to the project site is currently provided by one entry point off Bluefield Drive and two other entries off Strathmoor Lane. Existing traditional single-family detached homes share the property line to the north and west, across Effingham Drive to the east, and south across Gisler Park.

The project site has a General Plan land use designation of PS (RL) (Public/Semipublic with underlying Low Density Residential) and a zoning designation of PS (Public-Semipublic).

| | Existing Land Use | General Plan Designation | Zoning Designation |
|--------------|--|--------------------------|-------------------------|
| North | Single- Family Residential | Low Density Residential | Residential Low Density |
| West | Single-Family Residential | Low Density Residential | Residential Low Density |
| South | Gisler Park, Single-Family Residential | Low Density Residential | Residential Low Density |
| East | Single-Family residential | Low Density Residential | Residential Low Density |

Background

The Huntington Beach City School District (HBCSD) acquired the land for the Ernest H. Gisler Middle School in 1968, with the school opening in 1973. Gisler Middle School closed in 1986 when the Board of Trustees determined that the property was no longer needed as district enrollment had steadily declined since its opening. A long-term lease with Greater Long Beach Schools Inc. (operating as Brethren Christian Junior and Senior High School) started on July 1, 2001 and continued until they relocated from the Gisler site in June 2019. On October 15, 2019, HBCSD determined that the property was no longer needed as a school and declared it as surplus property with the intent to sell, with Brookfield Residential submitting the winning bid. Since then, Brookfield Residential has entered into a purchase and sale agreement with the current owner, HBCSD, to ultimately purchase and develop the proposed residential community.

After Brethren Christian School vacated the site, the school building was boarded up and secured to prevent outside access. The vacant building and surrounding open space are in a state of disrepair and a source of public nuisance and blight to the surrounding community. At the request of the School District, Brookfield Residential is in the process of installing a security fence to discourage illegal trespassing until demolition activities can commence onsite.

Community Benefit

To comply with Public Benefit provision required by approval of a Planned Unit Development, Brookfield Residential proposes to reconstruct existing improvements at Gisler Park, which is located immediately to the south of the project site. Please refer to the Gisler Park Improvement Exhibit included in the submittal package for graphical reference. While Brookfield understands that this City park is on Southern California Edison (SCE) property, the improvements proposed are largely the improvement of existing improvements in need of maintenance, such as:

- Complete replacement of the existing tot lot area and the construction of a new combined play area that will feature new play equipment structures for multiple age ranges on a new rubberized play surface. The reconstructed tot lot play area will also include new park benches and landscaping planter areas.
- Removal and replacement of over 3,500 LF of the existing walking path with a 10' wide natural grey concrete path along the entire length of the linear park. Replacement of concrete path will ensure walking paths are brought into compliance with the latest ADA/accessibility requirements at multiple park entry points. New walking path sections will be added in several areas to enhance pedestrian circulation across the park. City specified trash cans will replace existing metal trash cans throughout the park. Existing walkway is in a state disrepair and increased width will provide for better bi-directional traffic flow for pedestrians.

These improvements are proposed with the aim of keeping the City's park maintenance costs low by being largely limited to hardscape and will hopefully reduce increased costs required to maintain the existing conditions. Additionally, these improvements are expected to not expand beyond the City's license agreement with SCE or trigger any clearance issues with the above ground high-voltage transmission lines running through the length of the park.

As an additional community benefit, Brookfield Residential will contribute \$250,000 towards a sports field lighting improvement project on a replacement field located within the Huntington Beach City School District. This contribution will benefit the residents of Southern Huntington Beach by offsetting the loss of the sports fields used by AYSO Region 56 at the former Gisler School Site.

Draft Affordable Housing Plan

Brookfield Residential intends to comply with the updated Inclusionary Zoning Ordinance that is expected to be approved by the City Council. It is understood that the revised ordinance will permit residential developments up to 100-units to pay the affordable in-lieu fee on a per square-foot basis. Should the City's affordable housing ordinance not be approved prior to the consideration of this project by the Planning Commission, Brookfield requests that a condition be implemented on the project's approval that requires compliance with the Affordable Housing regulations in effect at the time of first production home building permit issuance.

Project Features

Architecture

The project has been crafted to complement the surrounding community character through a variety of elevation massing, roof forms, elevation styles and color schemes. There are three different plans being proposed as delineated below, each of which are two stories with a maximum height of about 28'-5" feet:

- Plan 1 (2 story, 2,816 sf 4 bedrooms, 3.5 bathrooms): 26 units
- Plan 2 (2 story, 2,923 sf 4 bedrooms, 3.5 bathrooms): 30 units
- Plan 3 (2 story, 3,227 sf 5 bedrooms, 3.5 bathrooms): 29 units

3 elevation styles and 3 color schemes will be available for all three plans and interspersed throughout the community to avoid repetition. Each set of 3 schemes have been developed specifically to be distinctive to that individual style adding to the community character and sense of place. All the elements mentioned below are designed into the product offering a timeless and unique street scene.

Landscaping

The project site will be improved with layered landscaping along the northern portion of the property to provide a buffer from the neighboring residential homes and the public ROW. HOA common landscaping areas are provided along all street frontages, including enlarged landscape areas at the project's entry to provide sufficient space for substantial landscaping and monumentation. Additionally, a landscape buffer has been created at the northwest corner of the site where the proposed perimeter wall will be setback 10' from the back of the public sidewalk to provide sufficient room for trees and landscape screening. Landscaping has also been proposed for the perimeter wall sections along the City's Gisler Park parking lot and exposed wall sections at Bluefield Drive and internal streets. A variety of trees are being proposed throughout including: Star Pine, NCN, Palo Verde, Mediterranean Fan Palm, Carrotwood Tree and Dragon Tree providing an array of coloring and sizes. Brookfield will install 36" box trees in every front yard and leave the balance of the front and rear yards for each home owner's personalized landscaping.

Circulation and Parking

Access to the project site will be via Strathmoor Lane. Seven homes will front on Strathmoor Lane, with the balance of 78 homes accessed via private streets connecting to Strathmoor Lane at a single access point. Private streets will have sidewalks. Two of the proposed streets will be oriented north-south, connecting to three streets oriented east-west providing access to the lots within the middle portion of the site. A total of 472 parking spaces will be provided for both residents and their guests, including 199 garage spaces, 170 driveway spaces and 103 on-street spaces. A breakdown of the parking requirements per home layout has been provided below for reference:

- 4 Bedroom Homes: (2 enclosed/2 open x 56 homes) = 112 enclosed spaces and 112 open spaces
- 5 Bedroom Homes: (3 enclosed/3 open x 29 homes) = 87 enclosed spaces and 87 open spaces

Development Standards

The project will meet all applicable development standards as highlighted below:

| Development Standard | Required | Proposed |
|-----------------------------|-----------------|---------------------------------------|
| Minimum Lot Size | 6,000 sf | 4,661 sf (subject to PUD approval) |
| Minimum Lot with | 60 ft | 50 ft (subject to PUD approval) |
| Front Setback | 15 ft | 15 ft |
| Side | 5 ft | 5 ft typ. |
| Street Side | 10 ft | 10 ft typ. |
| Rear | 10 ft | 17 ft min. |
| Building Height | 35 ft | 28 ft – 5 in max |

| Development Standard | Required | Proposed |
|-----------------------------|-----------------|---------------------------------------|
| Minimum Lot Size | 6,000 sf | 4,661 sf (subject to PUD approval) |
| Minimum Lot with | 60 ft | 50 ft (subject to PUD approval) |
| Max Lot Coverage | 50% | 49.4% |

Infrastructure Improvements

The proposed utility improvements consist of private storm drain, private sewer system including a lift station, public domestic water system, and a private water quality facility. The majority of the proposed site drainage will be conveyed via surface flow and a series of catch basins and storm drain pipes to drain in the southeasterly direction to a detention vault. The detention vault will detain peak storm flows and store the water quality treatment volume. The low flows will be pumped up from the detention vault to a Modular Wetland System for treatment. The treated and detained storm flows will exit the site to a proposed public storm drain connection to in Effingham Drive through the City's parking lot and by street flow onto Strathmoor Lane. Solid waste bins will be provided to each residence, which will be stored on their respective properties.

Construction Summary

The project will be constructed in this order: demolition, which includes onsite crushing of concrete and pavement; grading; infrastructure; and horizontal improvements. Grading of the site will require the import of over 25,000 cubic yards. The IS/MND for the Gisler Residential Project analyzed an estimated 12,000 cubic yards of cut and 62,000 cubic yards of fill, that required of 50,000 cubic yards of import to be hauled in from an authorized off-site location. Rough grading and import are estimated to take 90 days. Home construction will consist is estimated to take 18 to 24 months.

Entitlement Request

The Applicant is requesting the following discretionary actions from the City of Huntington Beach in connection with the proposed development of the project site:

- General Plan Amendment (GPA) to change the land use designation from Public/Semi-Public with an underlying Low Density Residential (PS RL) to Low Density Residential (RL)
- Zoning Map Amendment (ZMA) to change the zoning designation from Public-Semipublic (PS) to Low Density Residential (RL)
- Planned Unit Development (PUD) to permit lot sizes under 6,000 SF and lot width under 60 foot minimum
- Tentative Tract Map to subdivide the property into 85 lots
- Conditional Use Permit to allow retaining walls over 2' tall
- Design Review Board (DRB) to review the design, colors and materials of the project
- Environmental Assessment (EA) to analyze the potential impacts of the proposed project.

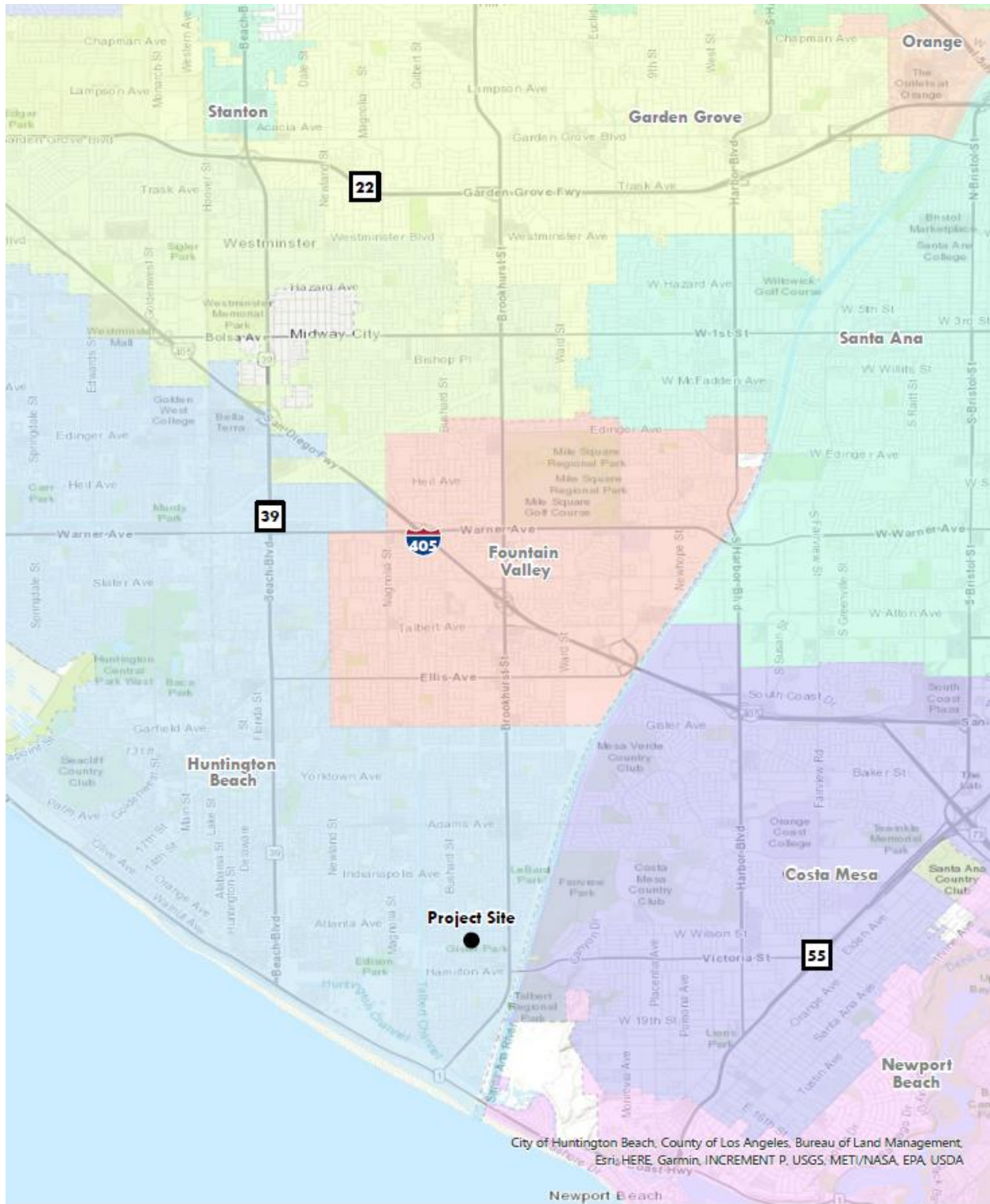


Figure 1, Regional Map



Figure 2, Local Vicinity



Figure 3, Aerial