



# CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

## DESIGN REVIEW BOARD

Phone 536-5271  
Fax 374-1540  
374-1648

### NOTICE OF ACTION

December 12, 2019

David Street  
Westland Real Estate Group  
520 West Willow Street  
Long Beach, CA 90806

APPLICATION: DESIGN REVIEW NO. 19-017 (HEBREW ACADEMY CAMPUS REMODEL)

APPLICANT: David Street, Westland Real Estate Group, 520 West Willow Street, Long Beach, CA 90806

PROPERTY OWNER: Alevy Family Academy Property, 520 West Willow Street, Long Beach, CA 90806

REQUEST: To review the design, colors, and materials for the remodel of an existing private school (The Hebrew Academy) to: 1) add 9,990 sq. ft. to create a total of nine classroom buildings; 2) add 1,550 sq. ft. to an existing multi-purpose room; 3) 27 new parking spaces to an existing parking lot on the north side of the campus; and 4) a new parking lot (31 parking spaces) on the south side of the campus.

LOCATION: 14401 Willow Lane, 92647 (east of Willow Lane at the terminus of Maple Avenue)

DATE OF ACTION: December 12, 2019

The Design Review Board of the City of Huntington Beach took action on your application on **December 12, 2019**, and your application was recommended for **approval with conditions** to the Planning Commission. Attached to this letter are the recommended conditions of approval of your application.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards a recommendation to the Planning Commission. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The recommendation of the Design Review Board will be forwarded to the Planning Commission for consideration. You will be notified of the pending hearing date.

If you have any questions, please contact Joanna Cortez, Associate Planner at (714) 547-1547 or via email at [joanna.cortez@surfcity-hb.org](mailto:joanna.cortez@surfcity-hb.org).

Sincerely,

Ursula Luna-Reynosa  
Director of Community Development

by:

  
\_\_\_\_\_  
Jessica Bui, Secretary  
Design Review Board

Attachment: Findings and Conditions of Approval – DRB No. 19-017

c: Honorable Mayor and City Council  
Chair and Planning Commission  
Oliver Chi, City Manager  
Travis Hopkins, Assistant City Manager  
Ursula Luna-Reynosa, Director of Community Development  
Jane James, Planning Manager  
Tim Andre, Division Chief / Fire Marshall  
Bob Milani, Acting Principal Civil Engineer  
Eric Haghani, Building Manager  
Project File

**ATTACHMENT NO. 1**

**RECOMMENDED CONDITIONS OF APPROVAL - DESIGN REVIEW NO. 19-017**

1. The site plan and elevations received and dated October 8, 2019 shall be the conceptually approved design with the following modifications:
  - a. The paint color for the proposed modular buildings and addition area shall match the existing buildings and shall be noted on the elevation plans.
  - b. The paint color for the trellis structure and fascia on the new modular buildings shall complement the building paint color and the paint detail shall be noted on the elevation plans.

**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 defense thereof.

