

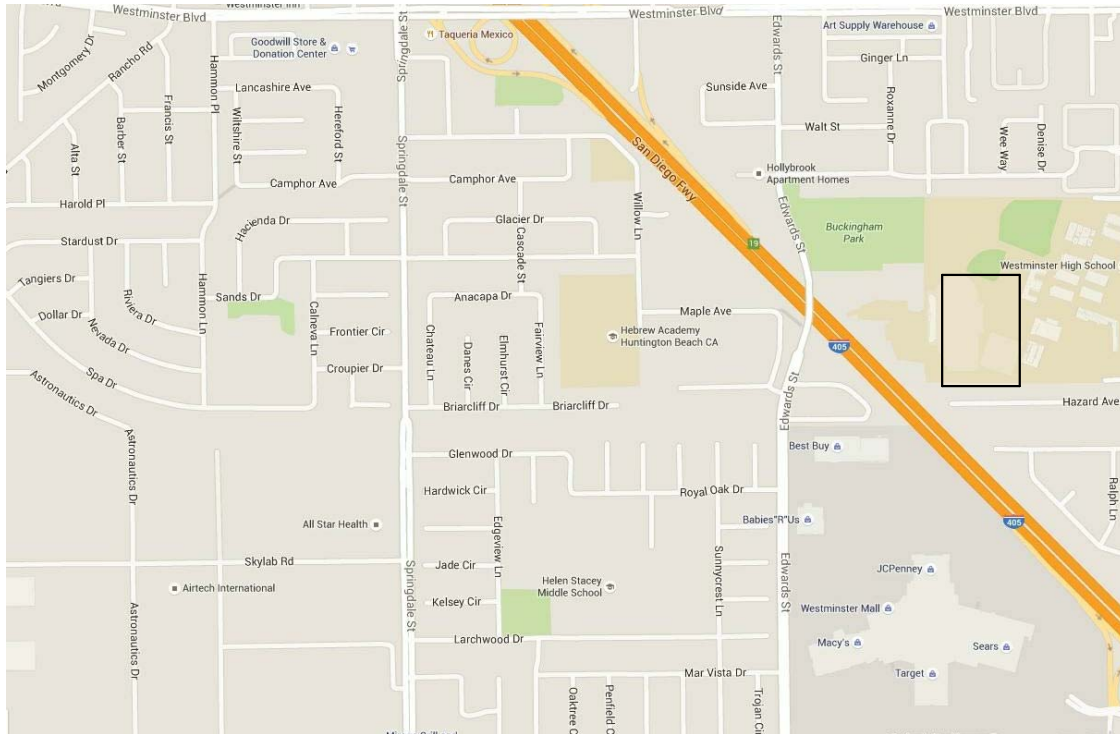
NEW JUNIOR HIGH CLASSROOM BUILDINGS  
AND UPFIT OF EXISTING CLASSROOM BUILDINGS  
AND

14401 WILLOW LANE  
HUNTINGTON BEACH, CA. 92647

## PROPERTY INFORMATION

PROJECT ADDRESS:	14401 WEST WILLOW LANE HUNTINGTON BEACH, CA 92467
OWNER:	ALEVY FAMILY ACADEMY PROPERTY A CALIFORNIA NON-PROFIT CORPORATION 520 W WILLOW STREET LONG BEACH , CA 90806 PH: 310 639 7130
ZONING :	PS (PUBLIC - SEMIPUBLIC) PER CITY OF HUNTINGTON BEACH MUNICIPAL CODE (NOVEMBER 2017)
PROPERTY APN:	195-081-24
OCCUPANCY	EDUCATIONAL GROUP E
USE:	PRIVATE SCHOOL

# SITE MAP



## BUILDING CODE DATA LEGEND

2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA BUILDING CODE (CBC)  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ENERGY CODE - TITLE 24  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
CITY OF HUNTINGTON BEACH MUNICIPAL CODE (HBMC)

## SCOPE OF WORK

1. INSTALLATION OF (4) NEW MODULAR BUILDINGS FOR JUNIOR HIGH CLASSROOMS ON PERMANENT CONCRETE FOUNDATIONS.
2. INSTALL NEW STUCCO FINISH ON (4) EXISTING BUILDINGS: (3) IN AREA 2 AND (1) MUDROOM BUILDING.
3. REPLACE EXISTING WOOD DOORS WITH NEW STOREFRONT DOORS TO MATCH STOREFRONT IN MULTIPURPOSE ROOM BUILDING (4) EXISTING BUILDINGS: (3) IN AREA 2 AND (1) MUDROOM BUILDING.
4. INSTALL NEW STUCCO OVERHANG AND PARAPET WALLS AT EXISTING AND NEW BUILDINGS IN AREAS 1 AND 2.
5. REMOVE EXISTING WOOD TRELLIS ADJACENT TO AREA 2
6. INSTALL NEW WOOD TRELLIS IN AREAS 1 AND 2.
7. INSTALLATION OF EXPANSION TO EXISTING MULTI-PURPOSE ROOM TO INCREASE THE MPR. SPACE AREA BY 1,550 SQ.FT.
8. INSTALL OF EXPANSION TO EXISTING PARKING LOT TO INCREASE EXISTING PARKING FROM 71 TO 98 SPACES.
9. INSTALLATION OF NEW PARKING LOT WITH 31 SPACES.

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## SUPPLEMENTAL PROJECT NARRATIVE

The following supplemental project narrative responds to questions by the City's Planning staff as set forth in the July 13, 2018 Notice of Filing Status.

### Addition of Parking Spaces

[Staff Comment 1: The narrative describes the scope of work very generally but does not fully explain the purpose of the new parking spaces and how it will function with the existing parking lot or the current drop-off system]

As a threshold matter, the Academy notes that its present parking configuration is adequate to serve students and the proposed campus improvements do not increase demand on parking. Therefore, the addition of parking spaces to the parking lot will not impact day-to-day circulation (pick up/drop off). However, the immediate area surrounding the school has undergone significant changes in the past several years. Notably, the City of Westminster approved the redevelopment of several parcels across the street (to the East across Willow Lane in the City of Westminster). These parcels previously consisted of a large church, single-family housing, and light industrial uses. The parcels were consolidated into two residential projects adding approximately 100 dwelling units. Following completion of those developments, the corresponding increase in vehicular traffic in the immediate area, and unrelated terrorist attacks against other similarly situated schools in the US and abroad, the Hebrew Academy updated its campus security assessment. Good security practice dictated that the school needed to implement a policy designed to harden its security. Therefore, the school added a number of security barriers including the installation of an electric gate access. The goal of these improvements was (in part) to improve control over access to the campus. The addition of parking spaces is primarily designed to reduce the occasional need for parents and children to utilize on-street parking (outside of the campus) and to improve pedestrian ingress and egress within the parking lot.

The need to utilize adjacent on-street parking typically occurs during school events (such as after-hour plays or guest-lectures). Prior to the residential developments, the Academy had arranged for use of the church parking lot across the street to ensure the security of students and to reduce the need of parents and students to cross Willow Lane. However, as the church property was no longer available for controlled special-event overflow parking, on-street parking has increased primarily during Academy special events. The increase in proposed parking spaces reduces the need for parents, students, and other guests to utilize on-street parking during such special events.

Finally, the existing parking lot used by a number of parents who are required to walk small children (e.g., kindergarteners) to their class in the morning and during pickup in the afternoon. The addition of parking spaces makes it easier for parents to engage in short-term parking in closer proximity to the pedestrian access gate within the parking lot and reduces the need for parents and children to cross the entire parking lot.

## Need for Additional Classrooms/Enrollment

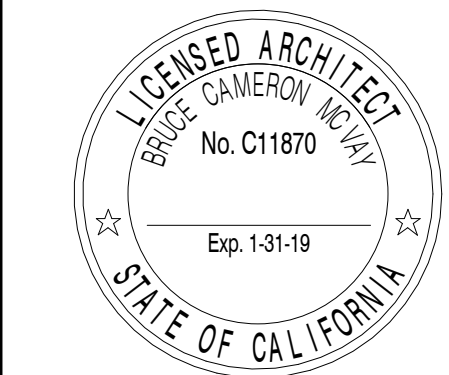
**[Staff Comment 2: Additionally, please further explain the purpose of the additional classrooms and multi-purpose room expansion and how it will not lead to an increase in enrollment.]**

As set forth in CUP 98-90, school enrollment is limited to 400 students. Over the course of the past 20 years, total enrollment at the school has been at or under 350 students. As is the case in the public school system, enrollment has been trending lower. Please note that pursuant to California Education Code Section 33190, the Hebrew Academy is required to file an annual affidavit of enrollment with the state which the City may use to verify the number of students and ensures compliance with the maximum capacity of the 2018 school year. The attached illustration, Nevertheless, the addition of classrooms and an enlargement of the multi-purpose room space is designed to enhance educational programming for existing students and is not being proposed or planned for the purpose of causing a material increase in enrollment.

The Hebrew Academy is an orthodox Jewish school that draws students from a limited demographic. Over the course of its 50 year history, the Academy has selectively added and removed grade levels (within its overall cap) to accommodate interest from existing students who prefer to remain in the school for middle-school and high-school. To provide both a rigorous secular and religious education, additional classrooms and an expansion of the existing multi-purpose room are necessary to provide specialized instruction in art, music, and theater. Modern trends in education also dictate the need for computer rooms, media labs, STEM room, Art room, Music room, SAT instruction and other specialty areas. The school lacks adequate space to readily provide this type of programming. In addition, good educational practices dictate the need for dedicated areas to provide ample space between younger and older students in learning pods. The addition of classroom areas and an expanded multi-purpose room gives the school greater flexibility to enhance spacing between the various divisions of students. Therefore, a larger class of younger children may be assigned to a learning pod and its surrounding fields for a session while another older group might be doing a project in another pod. Finally, the Hebrew Academy has a number of plays, school-based religious events (e.g., assembling care packages for the poor), and pep rallies during the year. Parents, guests, and alumni frequently attend these events and the existing multi-purpose room cannot readily accommodate such uses. An enlargement of the multi-purpose room is therefore necessary.



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Planning /Police/Fire Comments	10-07-2019

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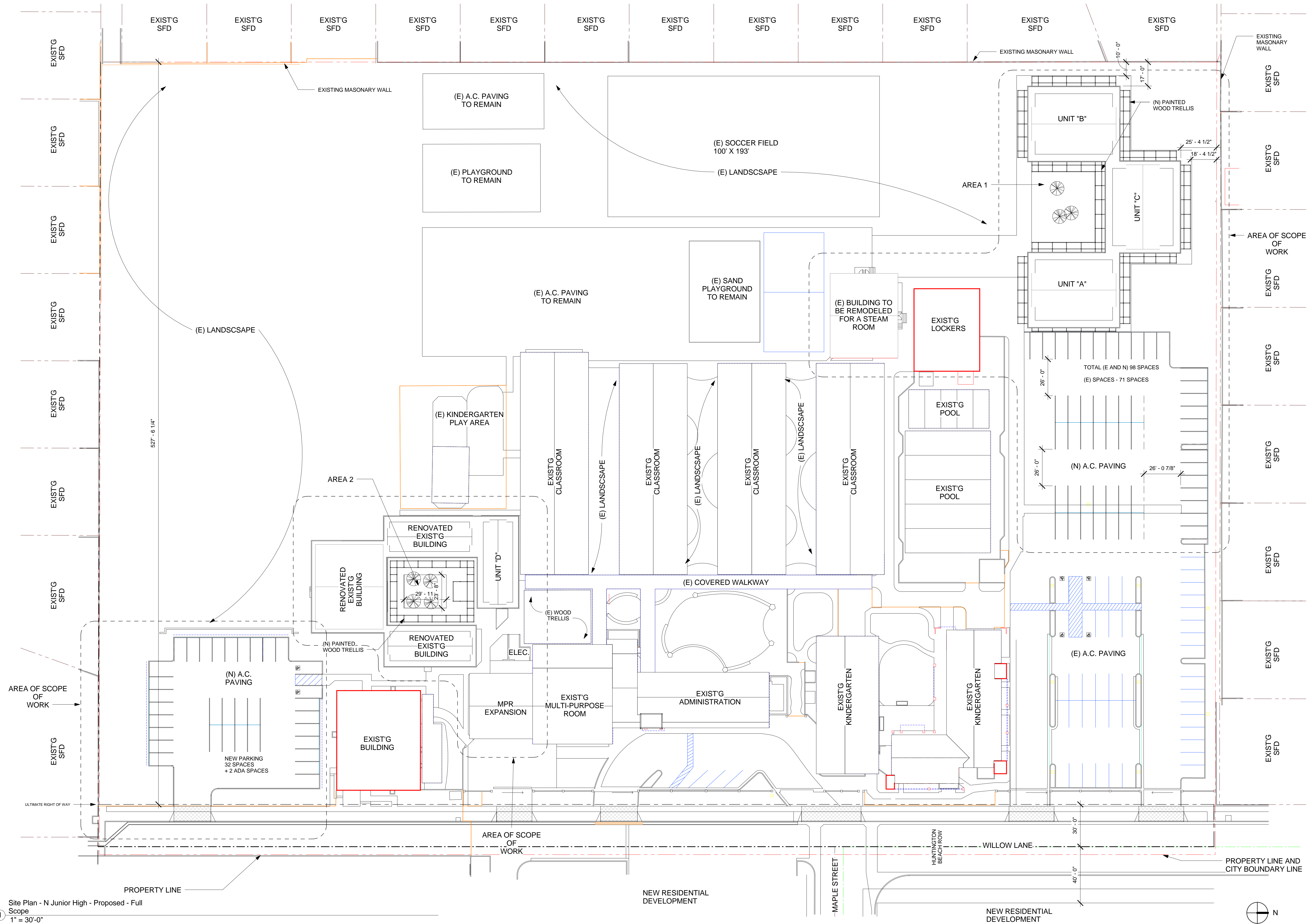
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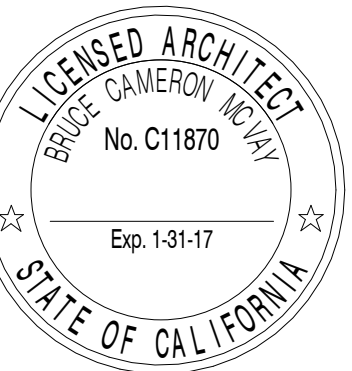
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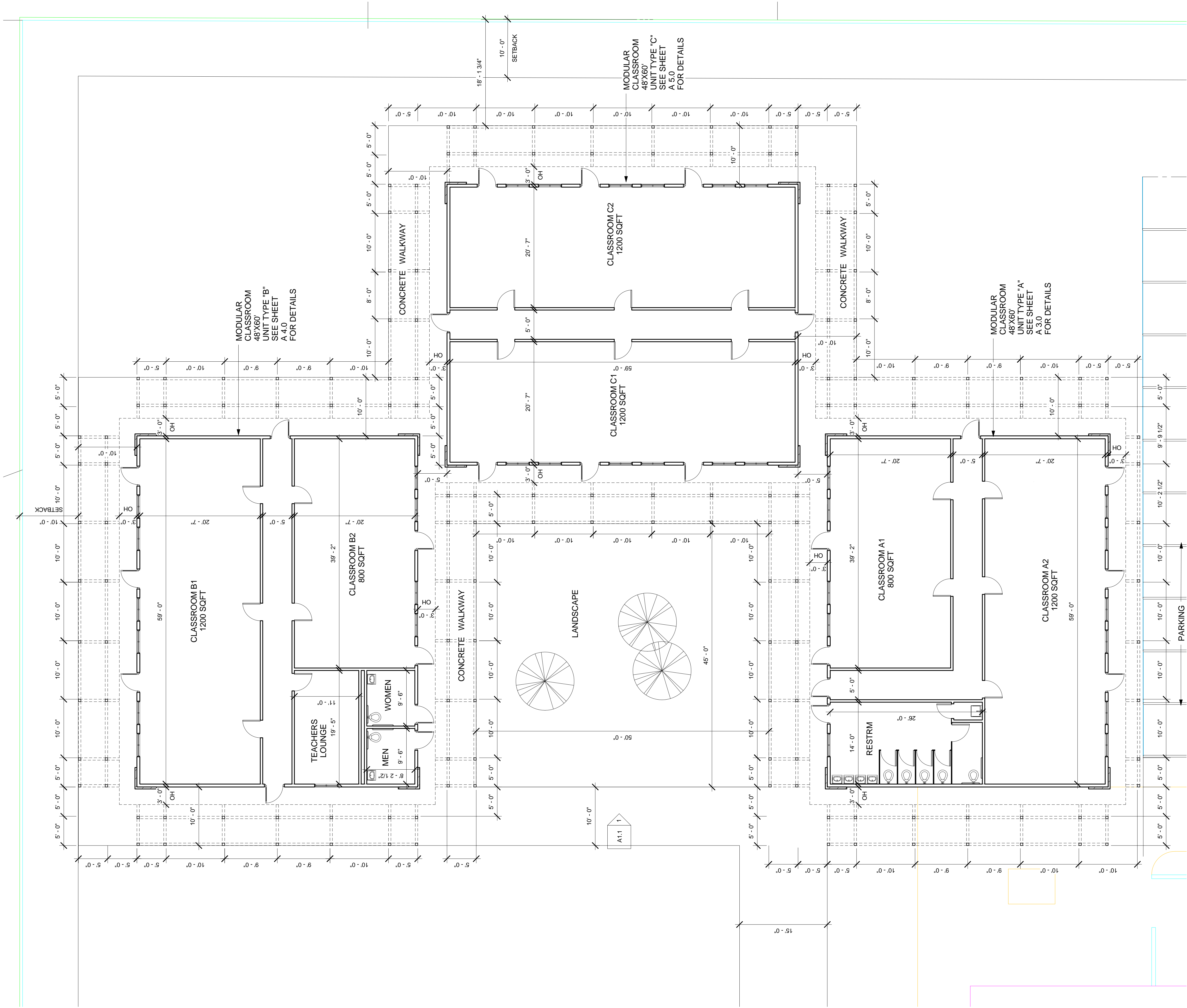
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Modular Classrooms - Floor Plan - Area 1  
Rev 1  
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Area 1 - Floor Plan

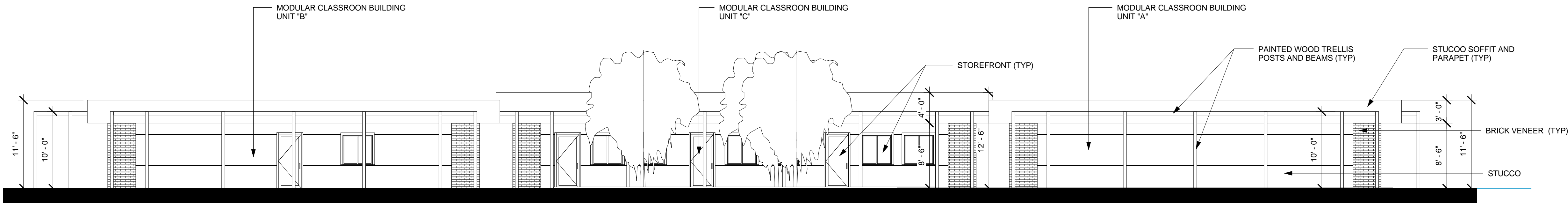
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Area 1 - Elevation

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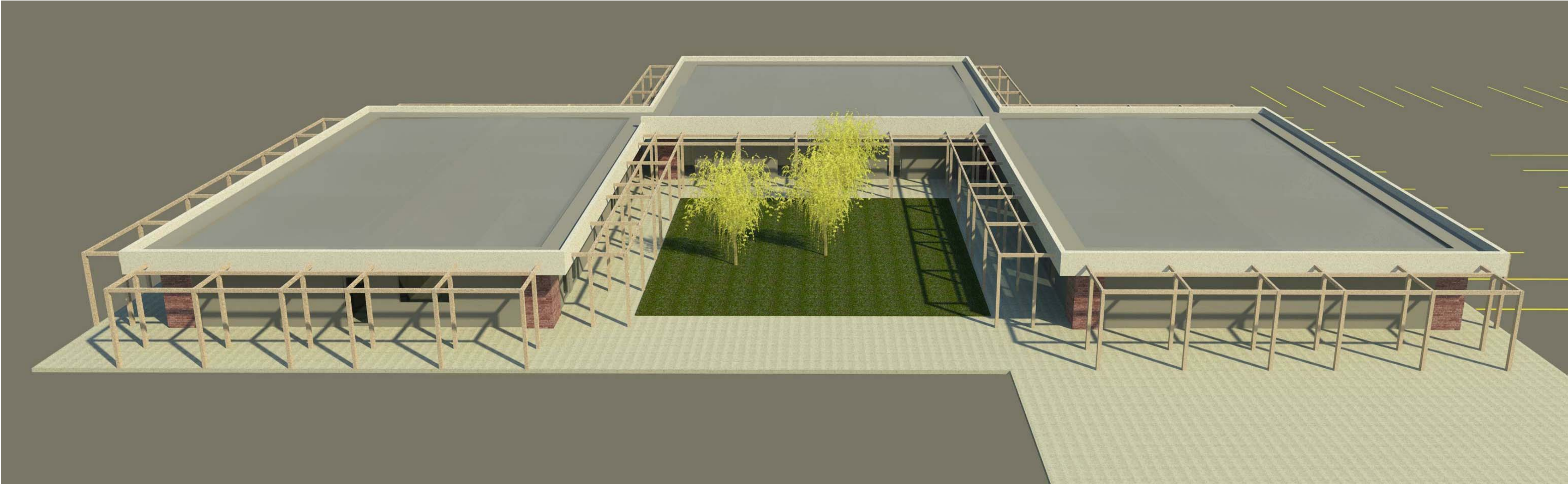
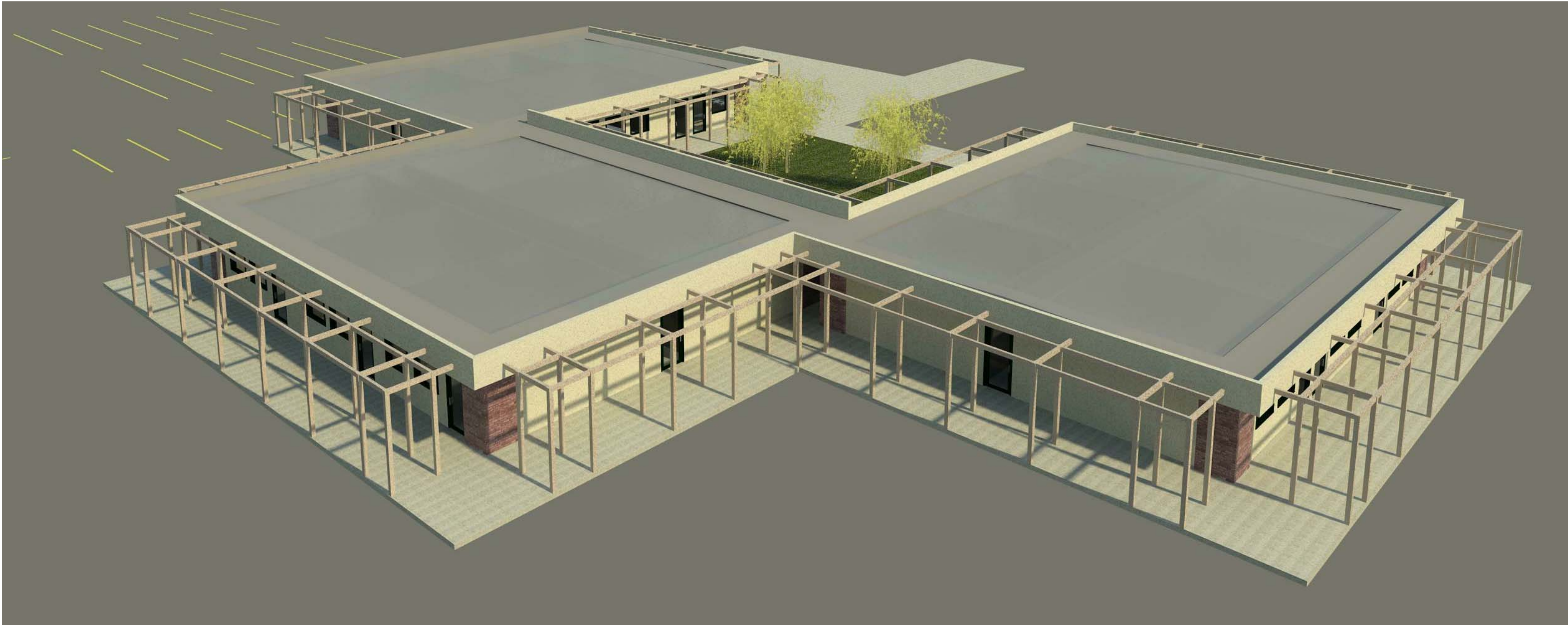
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Modular Classroom -  
Area 1 - Renderings

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Modular Classroom Area  
1 - Renderings

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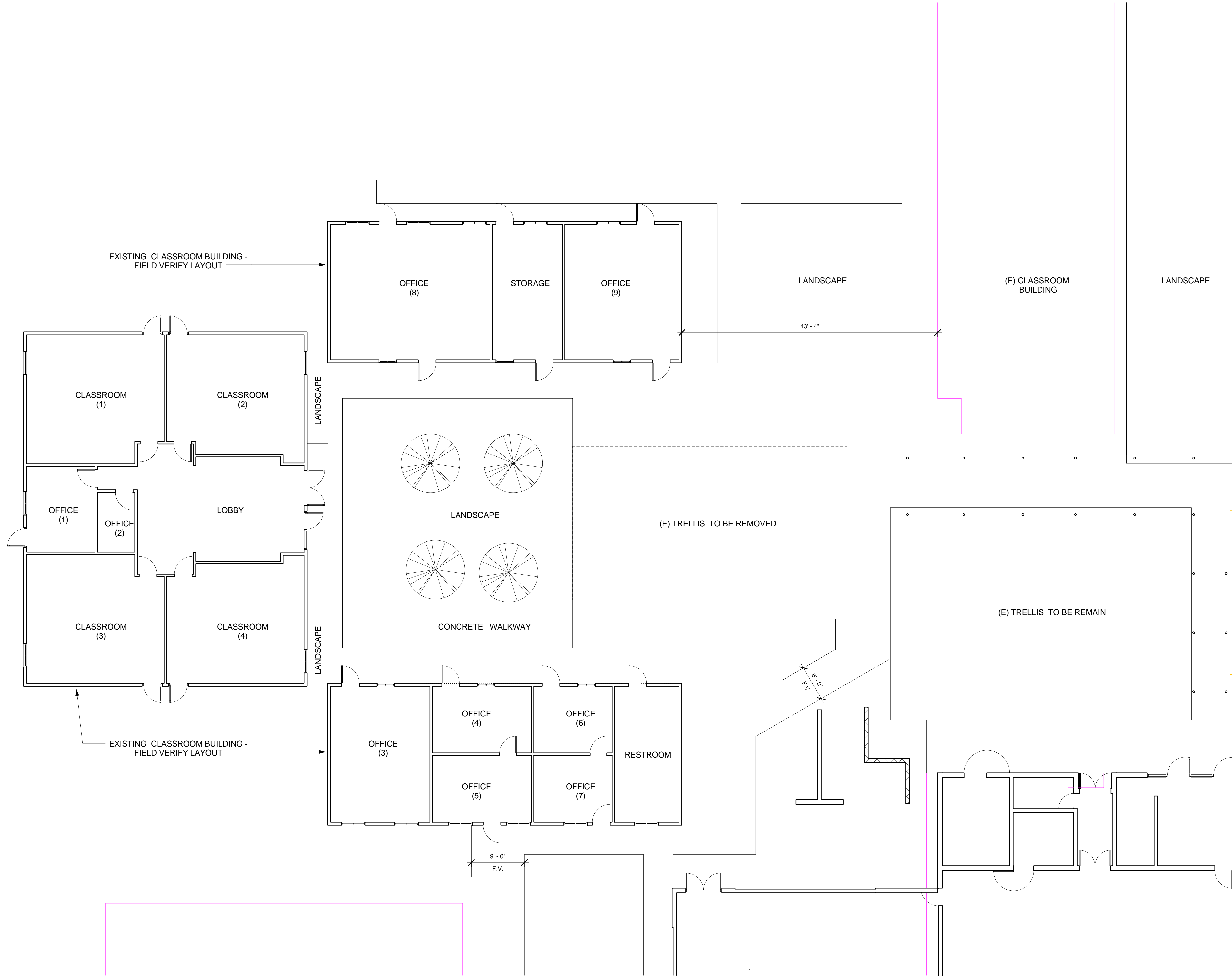
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Modular Classroom - Floor Plan - Area 2  
Existing  
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Modular Classrooms -  
Area 2 - Existing Layout

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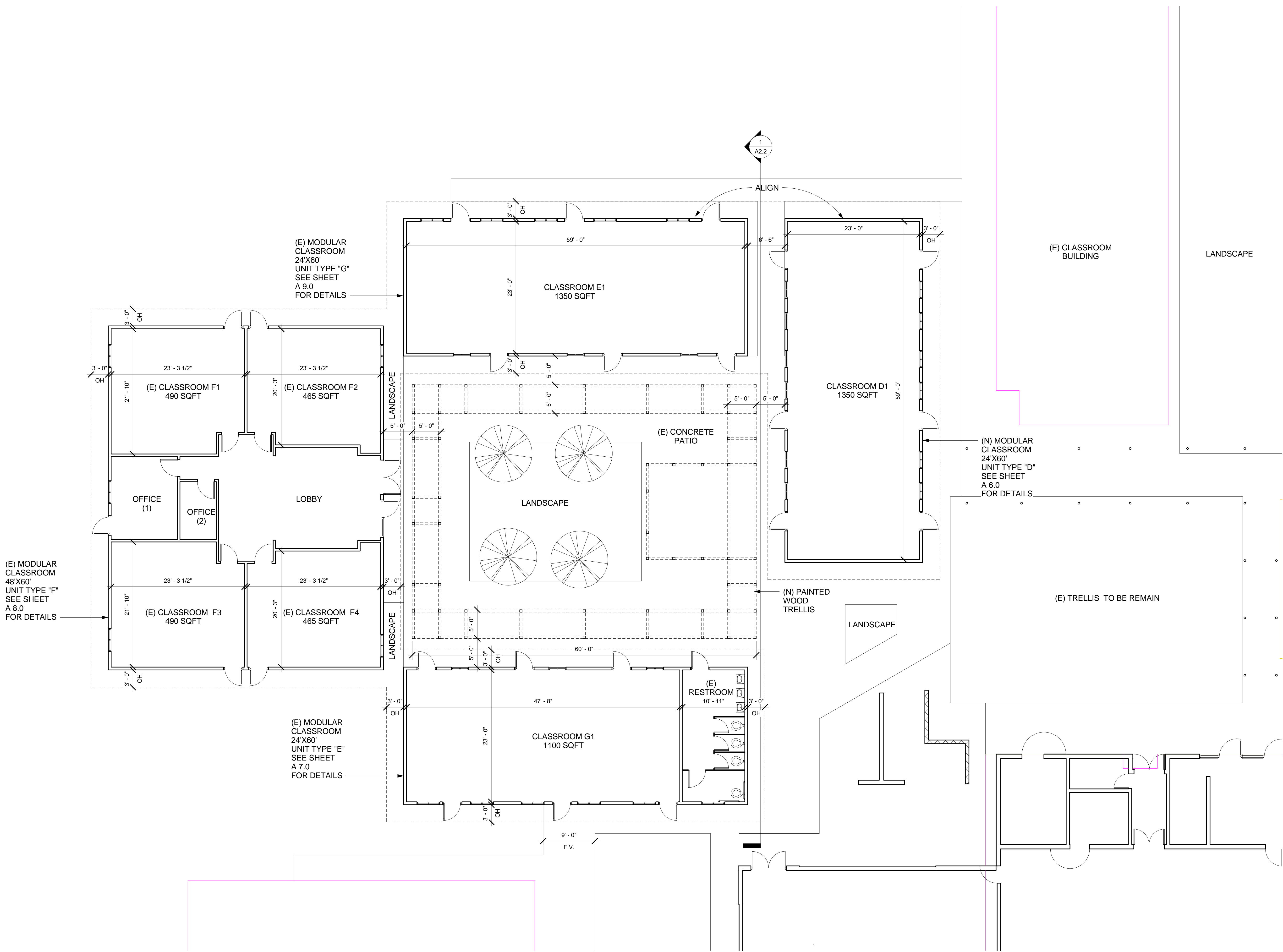
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1 Modular Classroom - Floor Plan - Area 2 Rev  
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Area 2 - New Layout

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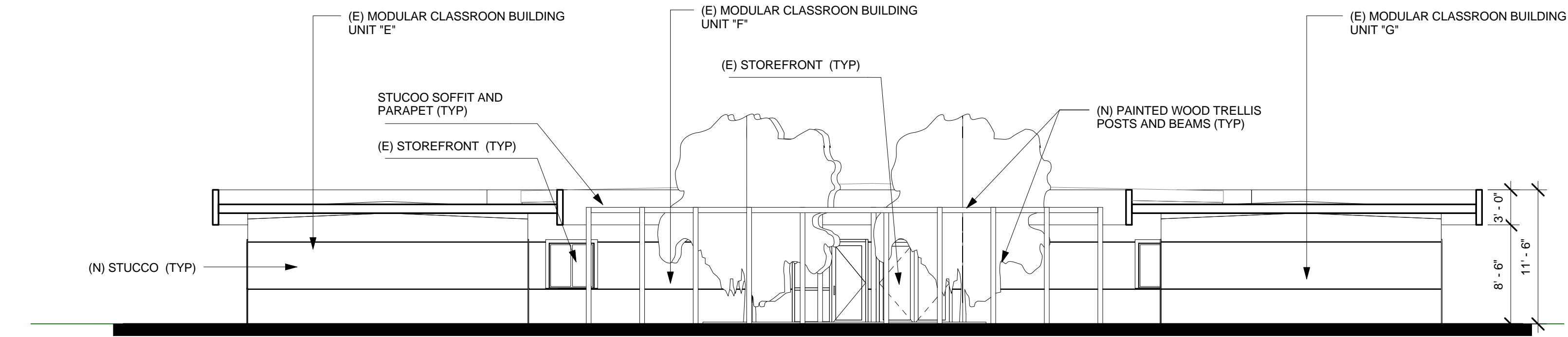
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Sheet Title:

Modular Classrooms -  
Area 2 - Section  
Elevation

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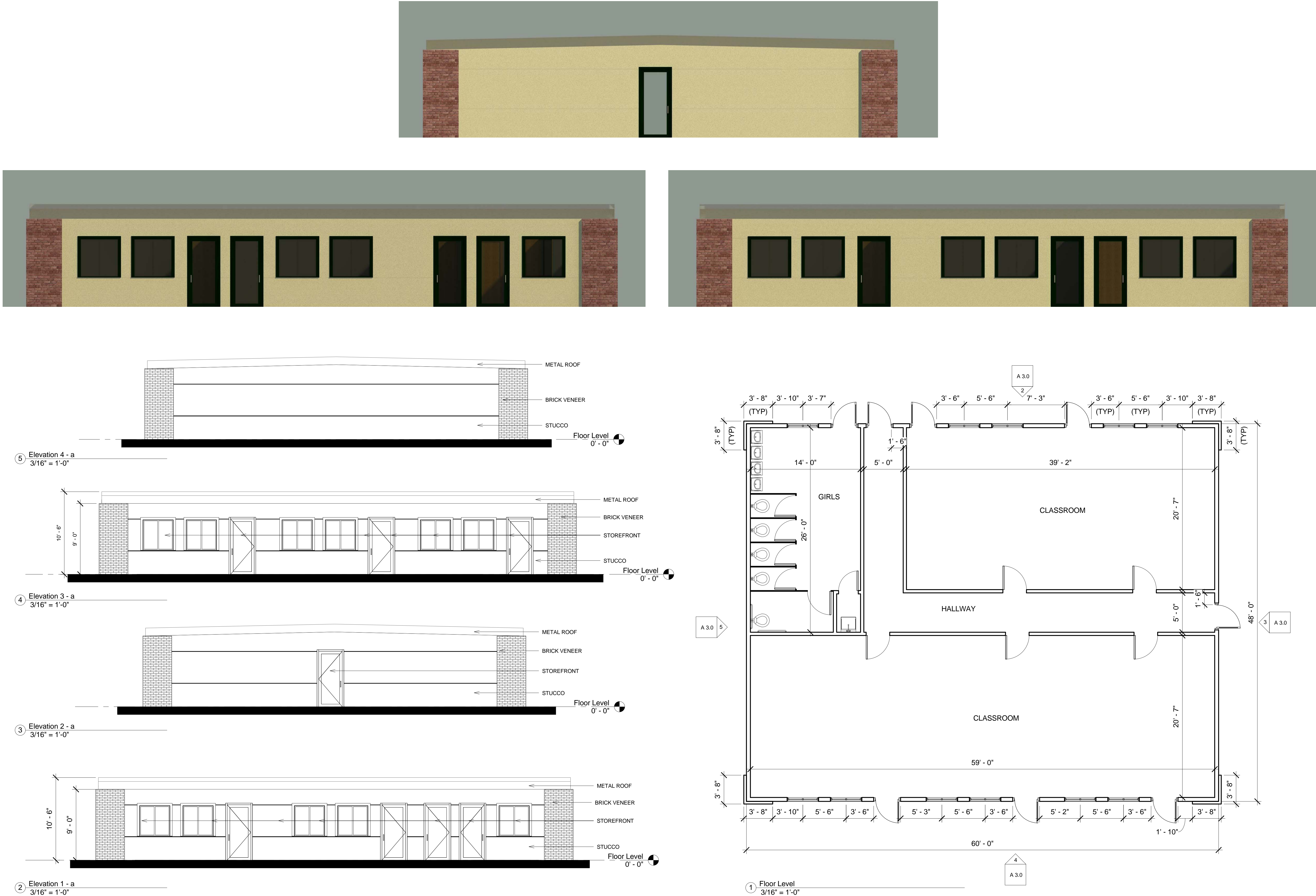
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Modular Classroom -  
Area 2 - Renderings

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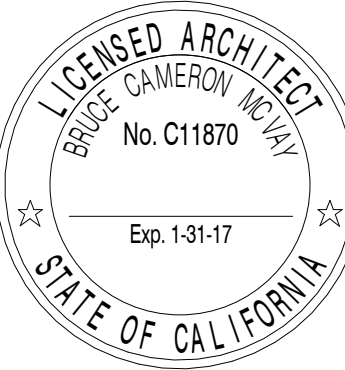






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PROJECT

**Hebrew Academy**

OWNER

**Alevy Family  
Academy Property**

A California Non-Profit Corporation  
520 W. Willow Street  
Long Beach, CA 90806  
(310) 639-7130  
(310) 639-9210 fax

14401 Willow Lane  
Huntington Beach, CA 92647

Building Dept. XX-XX-18

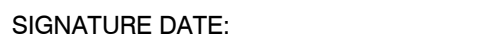
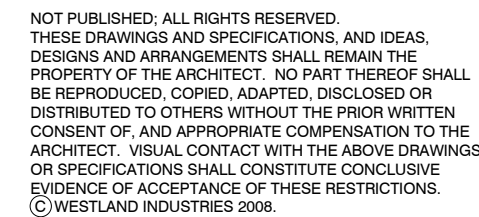
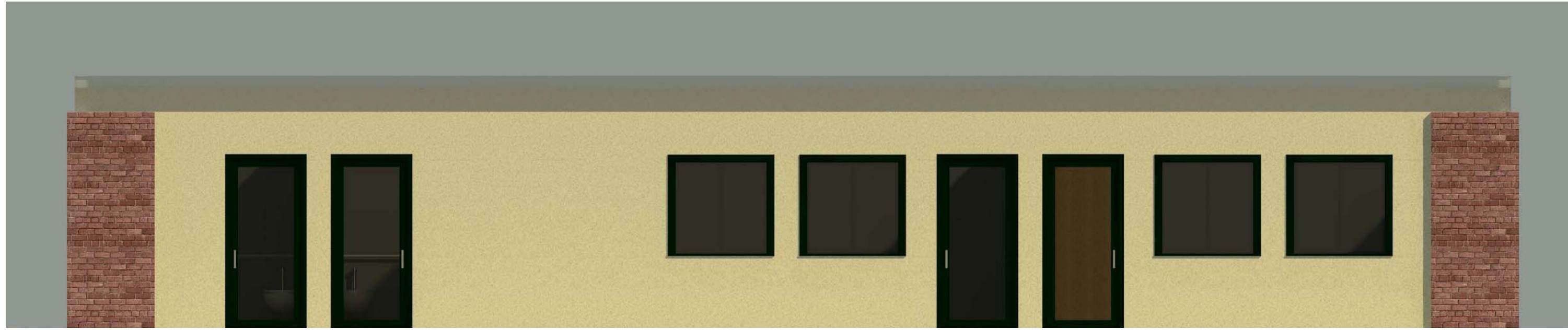
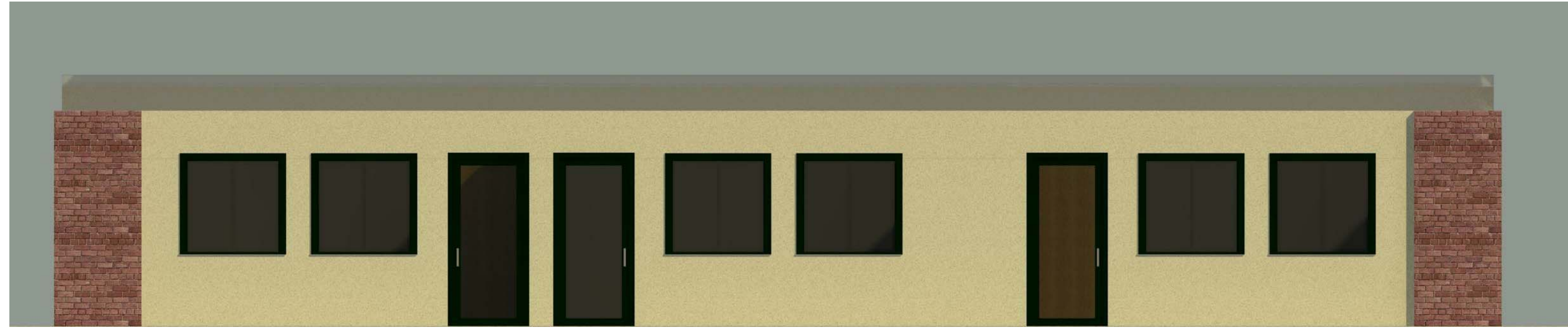
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No.	Description
Project No.:	Project Number
Drawn By:	Author
Reviewed By:	Checker
Scale:	3/16" = 1'-0"
Date:	01-22-2018
Sheet Title:	Area 1 Modular Classroom - Type A
Sheet #:	

**A 3.0**

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Corporation  
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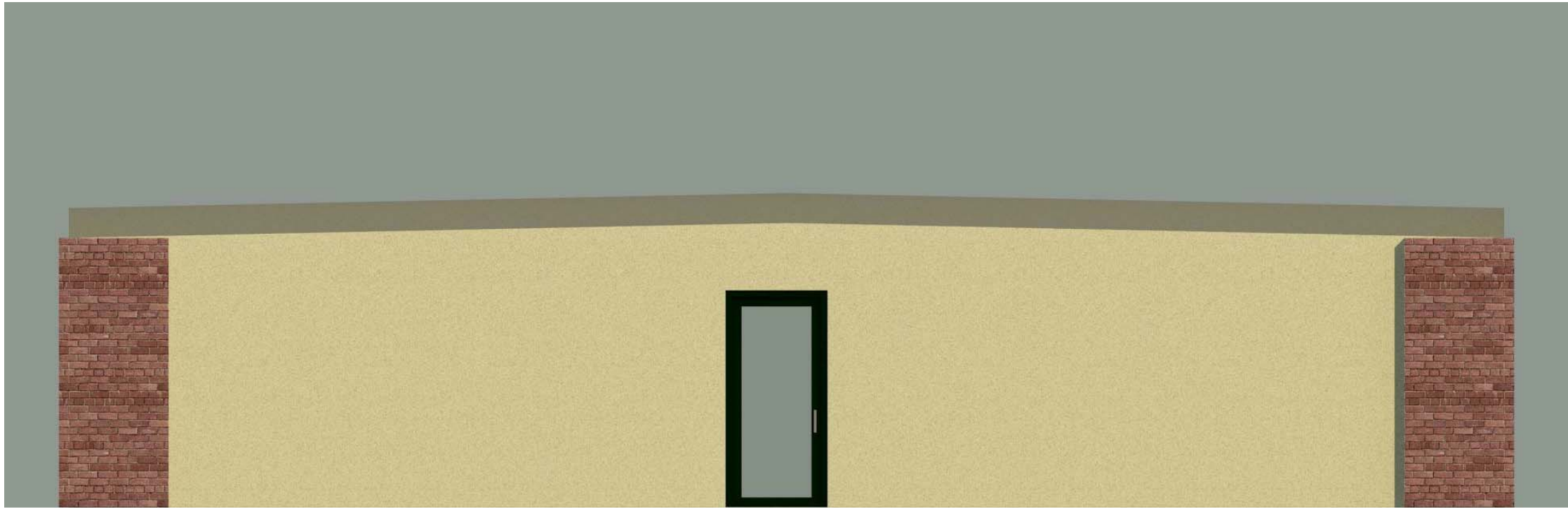
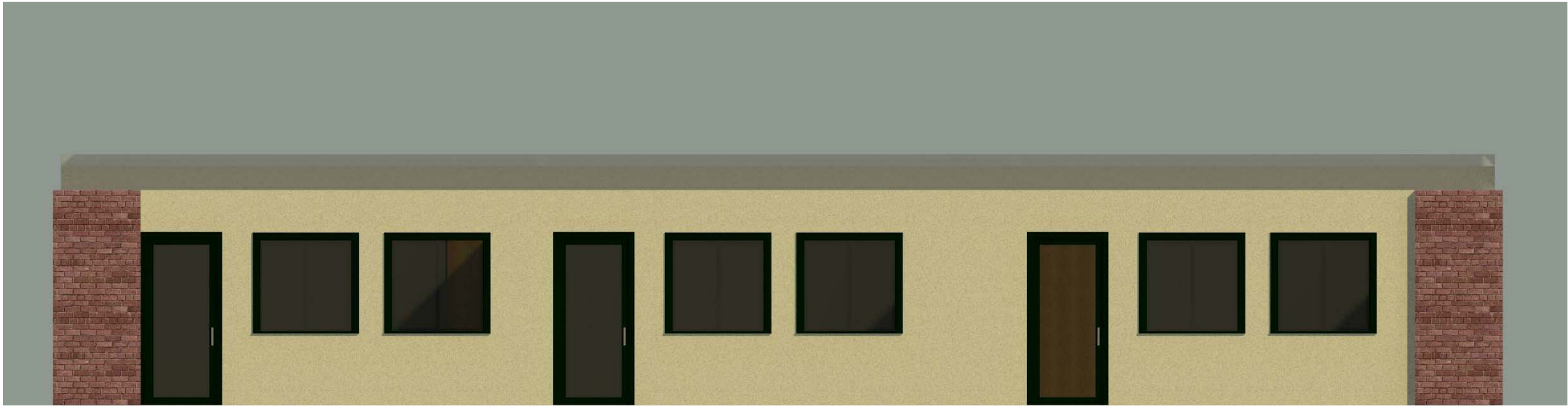
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Drawn By:	Author
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Date:	01-22-2018

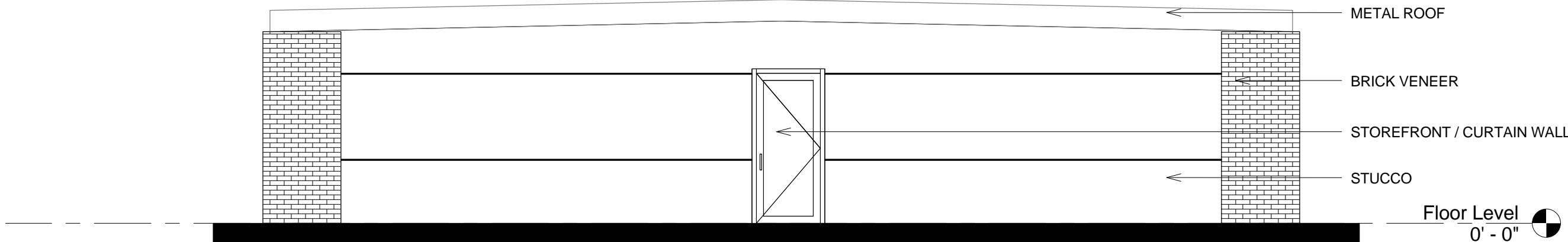
Area 1  
Modular Classroom  
- Type B

# A 4.0

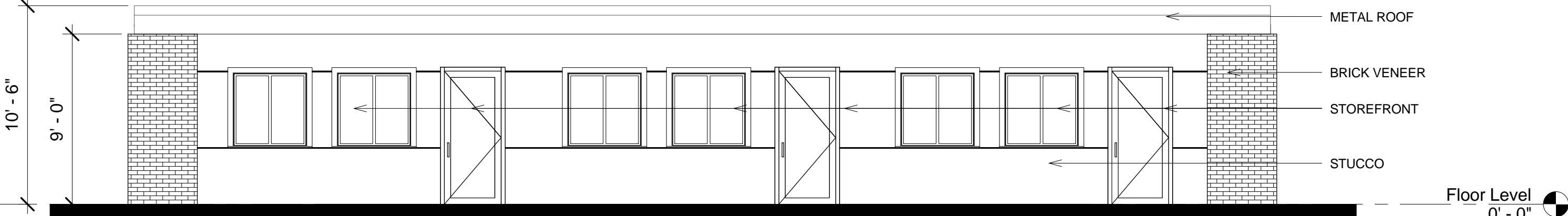




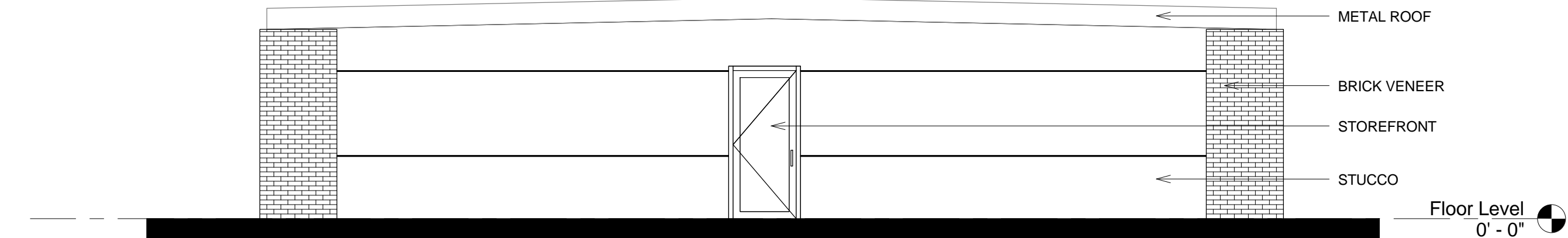
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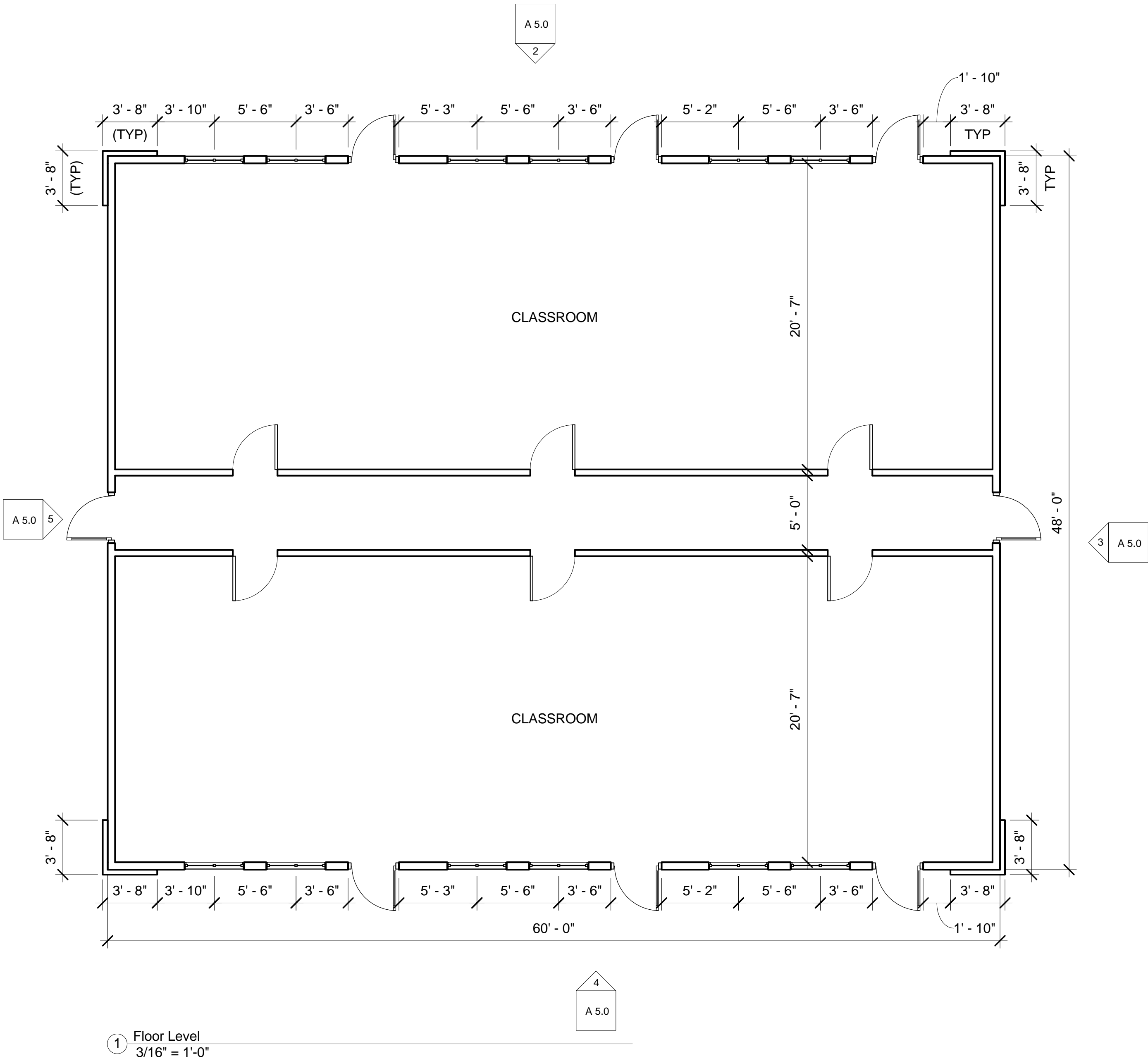
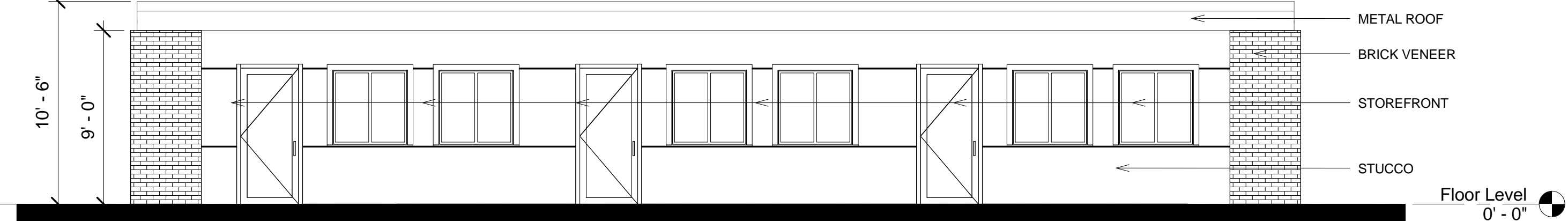
4 Elevation 3 - a  
3/16" = 1'-0"



3 Elevation 2 - a  
3/16" = 1'-0"



2 Elevation 1 - a  
3/16" = 1'-0"



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OWNER

Alevy Family  
Academy Property

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Huntington Beach, CA 92647

Building Dept.

XX-XX-18

Revisions:

No. Description

Project No.: Project Number

Drawn By: Author

Reviewed By: Checker

Scale: 3/16" = 1'-0"

Date: 01-22-2018

Sheet Title:

Area 1  
Modular Classroom  
Type C

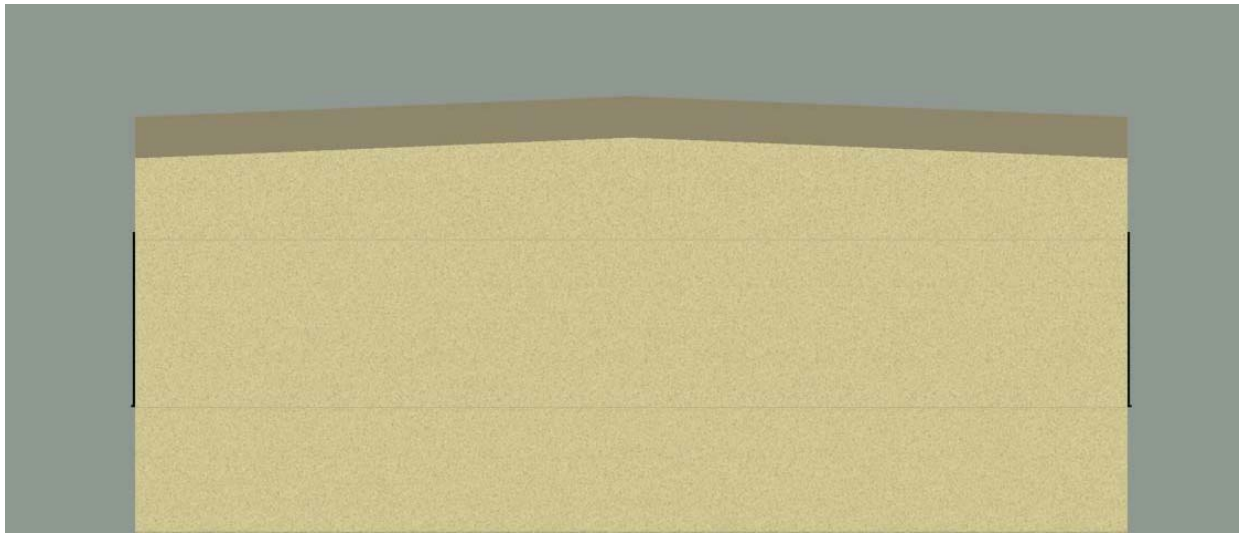
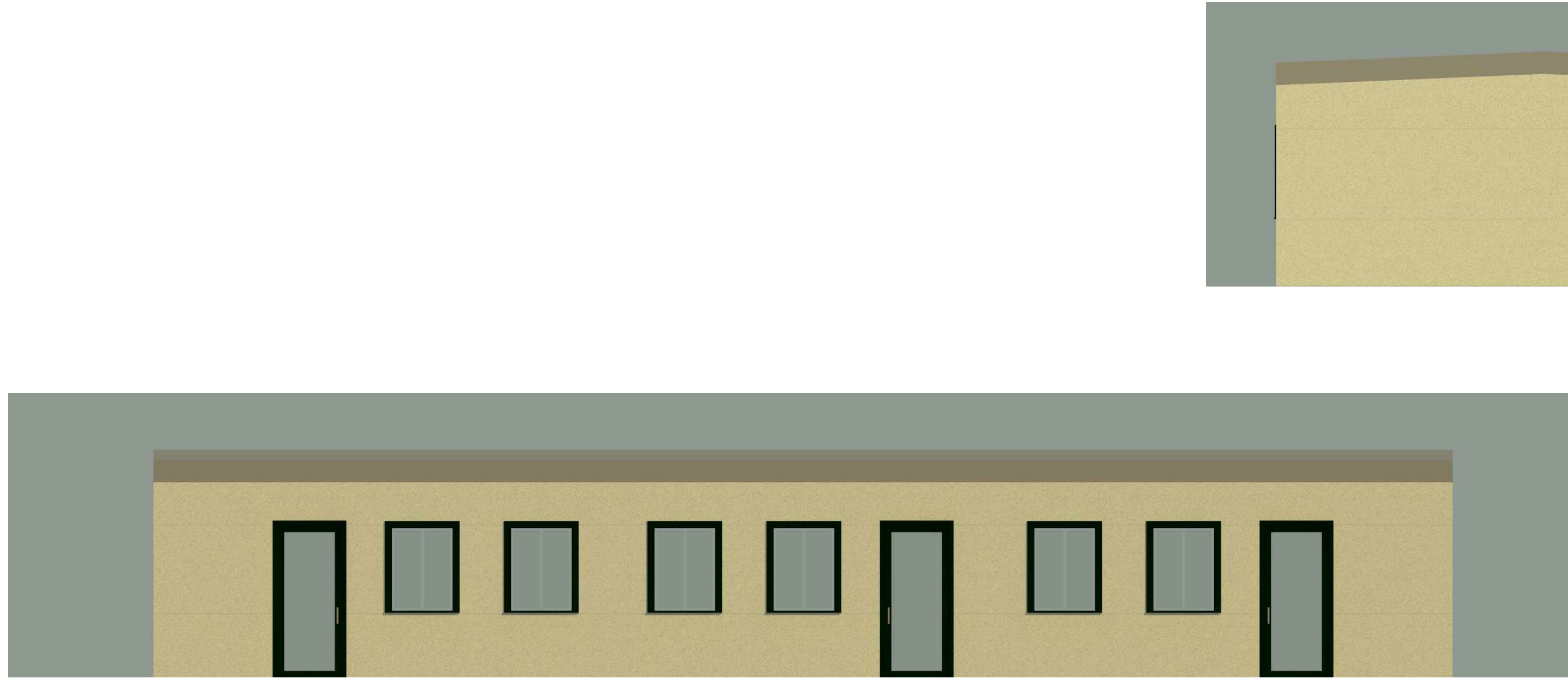
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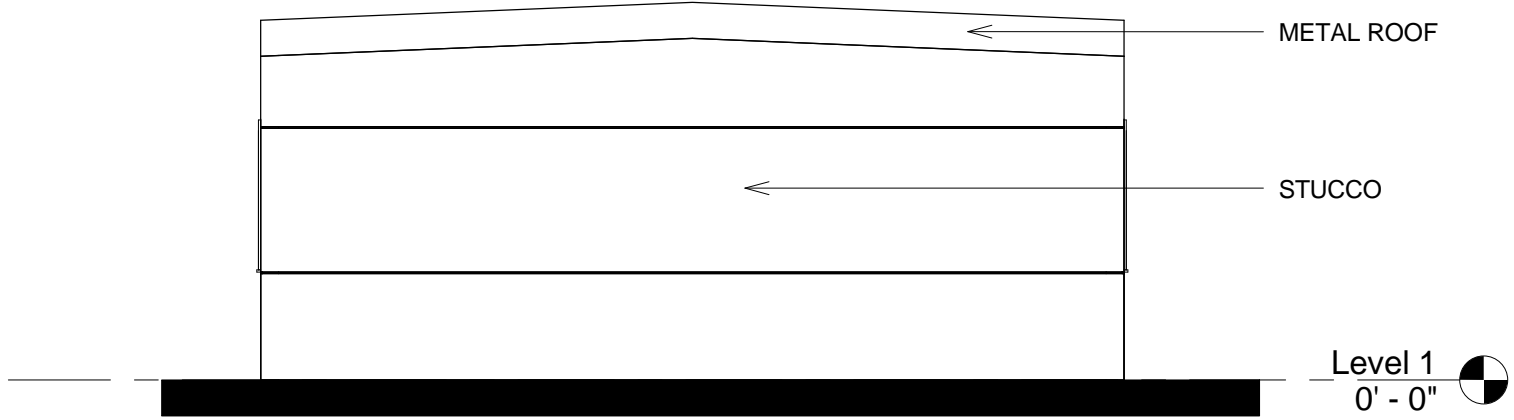


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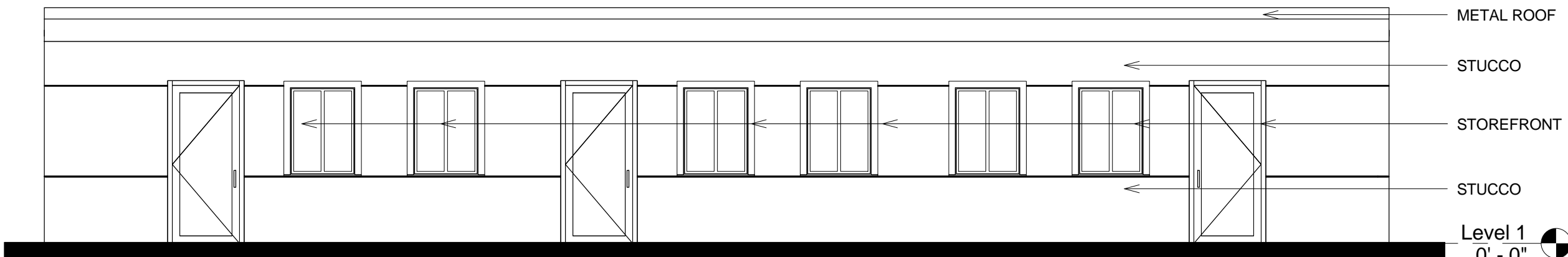
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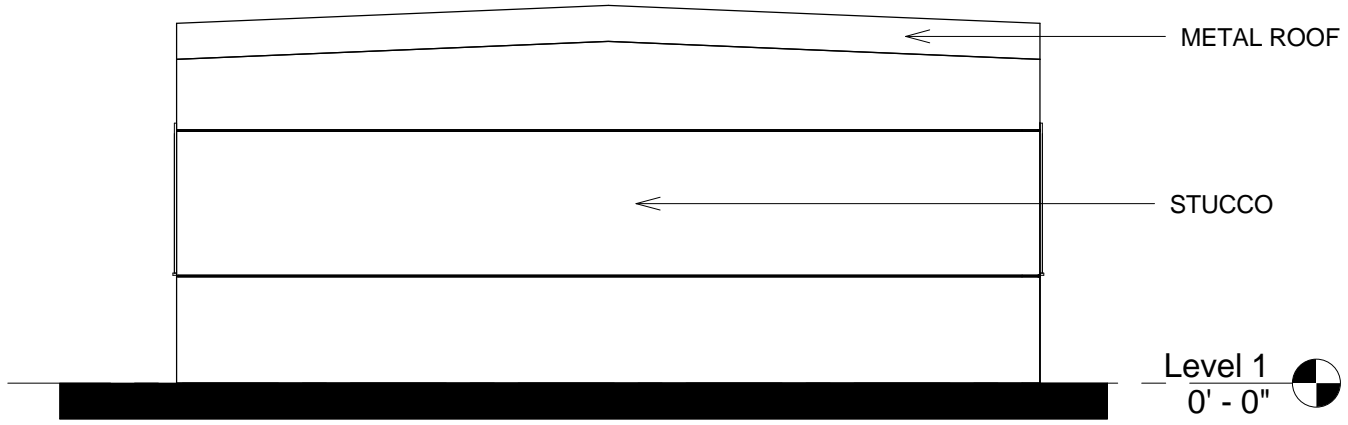
⑤ Elevation 4 - a  
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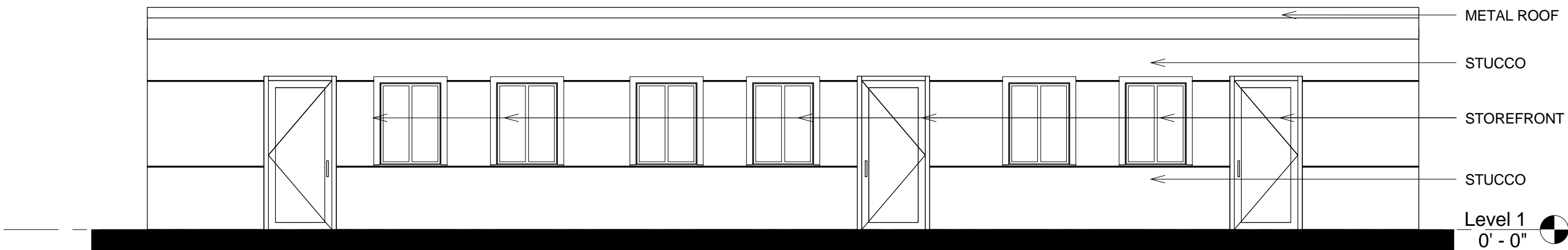
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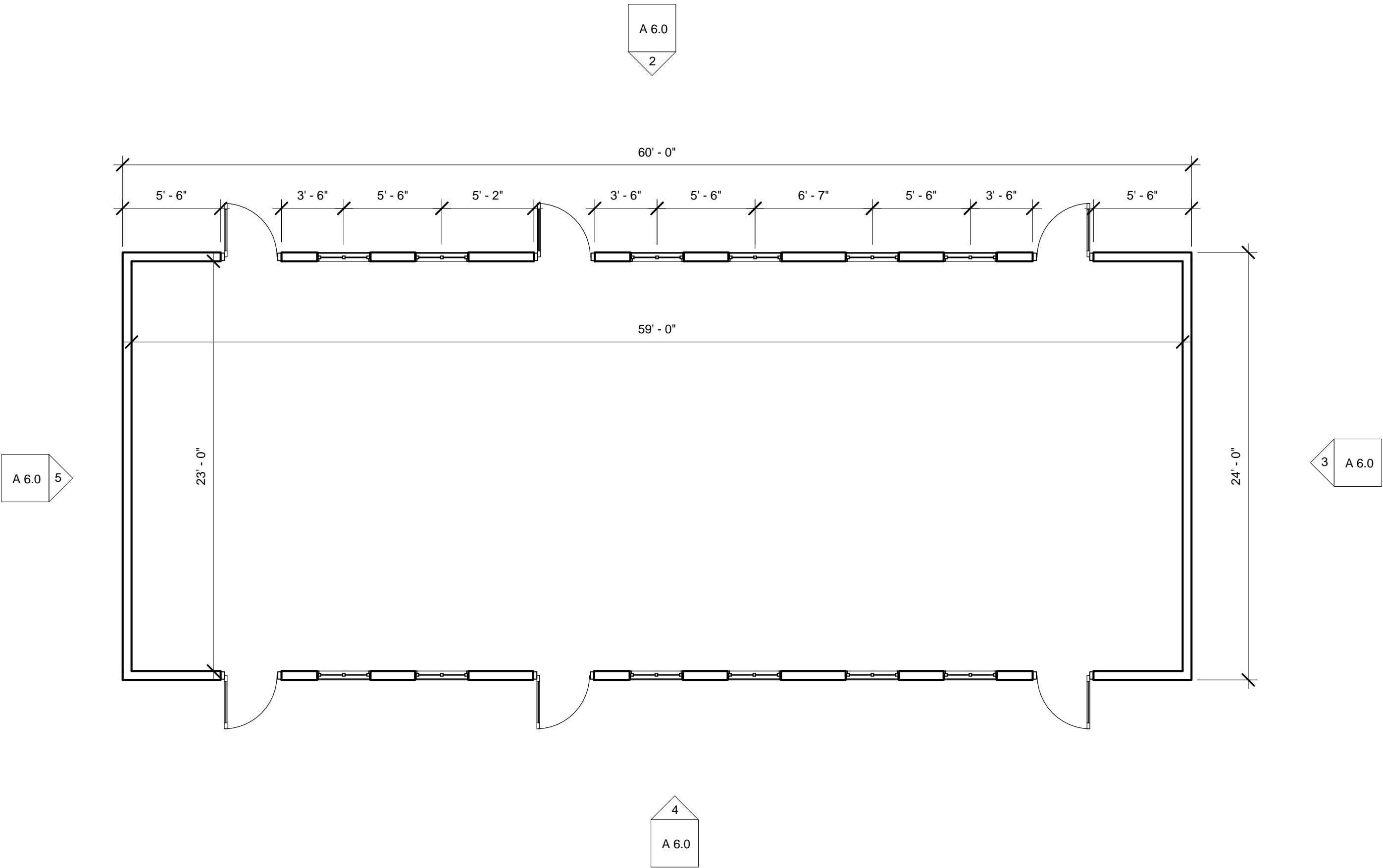
③ Elevation 2 - a  
3/16" = 1'-0"



② Elevation 1 - a  
3/16" = 1'-0"



① Level 1  
3/16" = 1'-0"



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Academy Property

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Long Beach, CA 90806  
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XX-XX-18

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No. Description

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Drawn By: Author

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Scale: 3/16" = 1'-0"

Date: 01-22-2018

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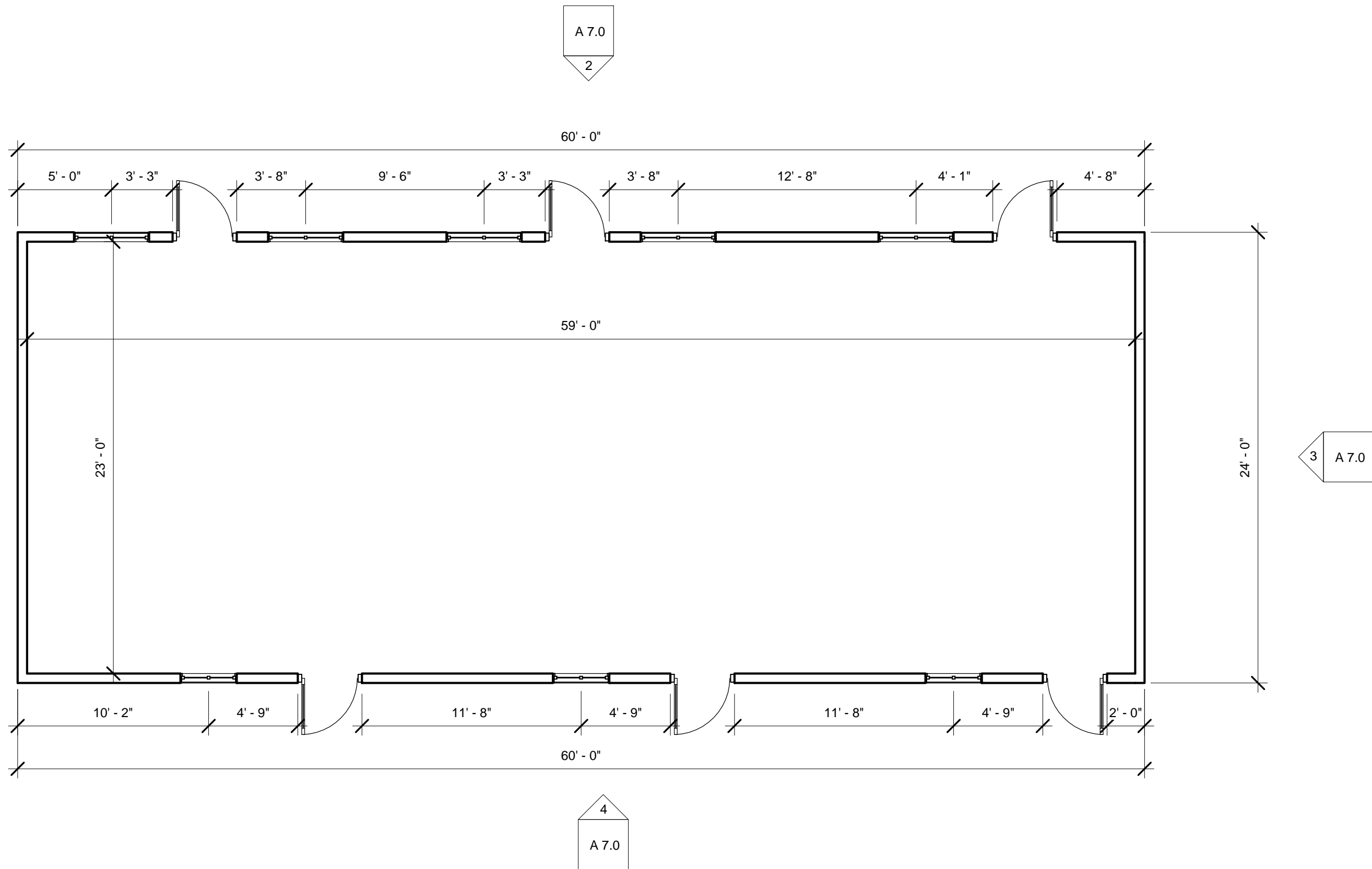
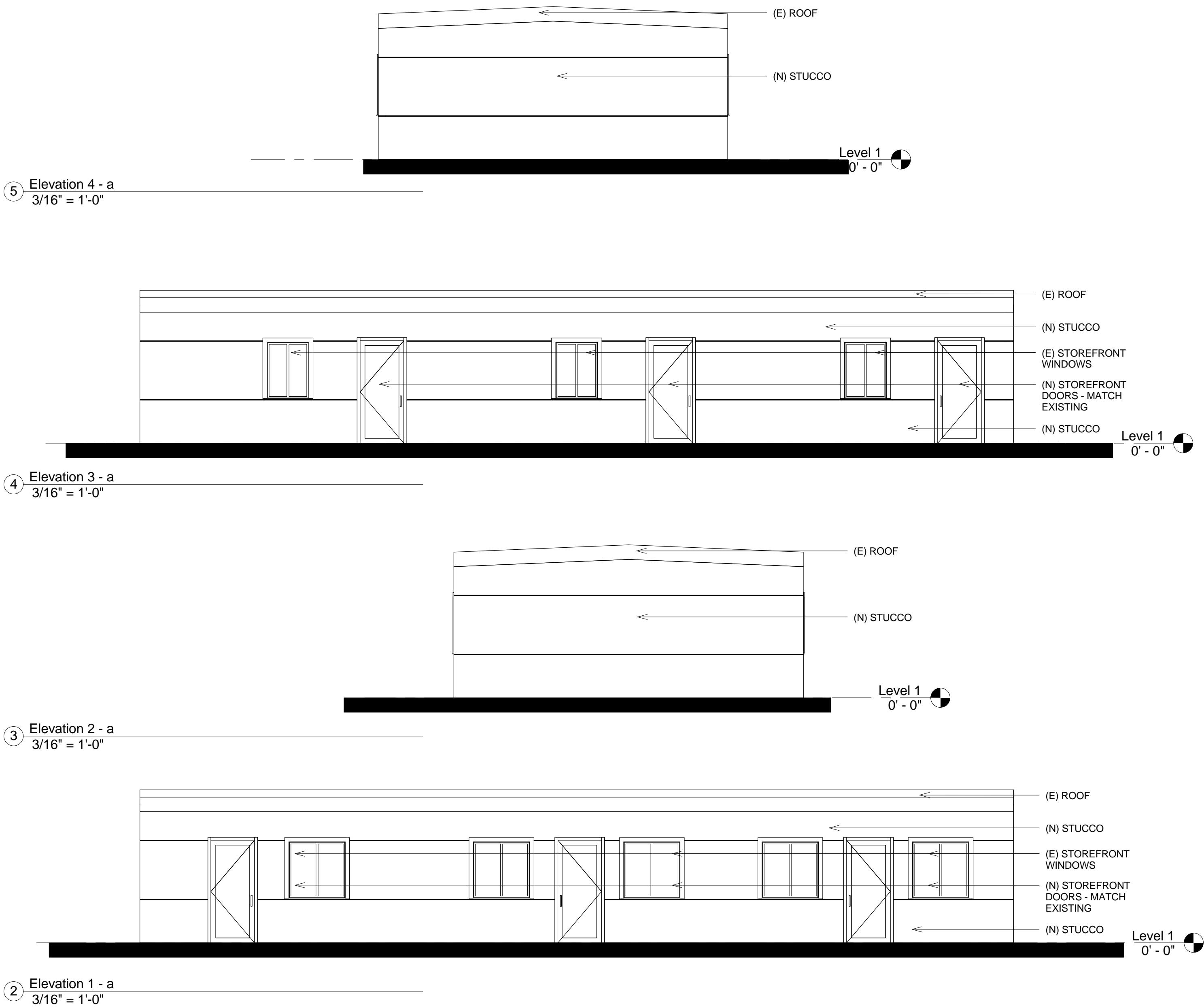
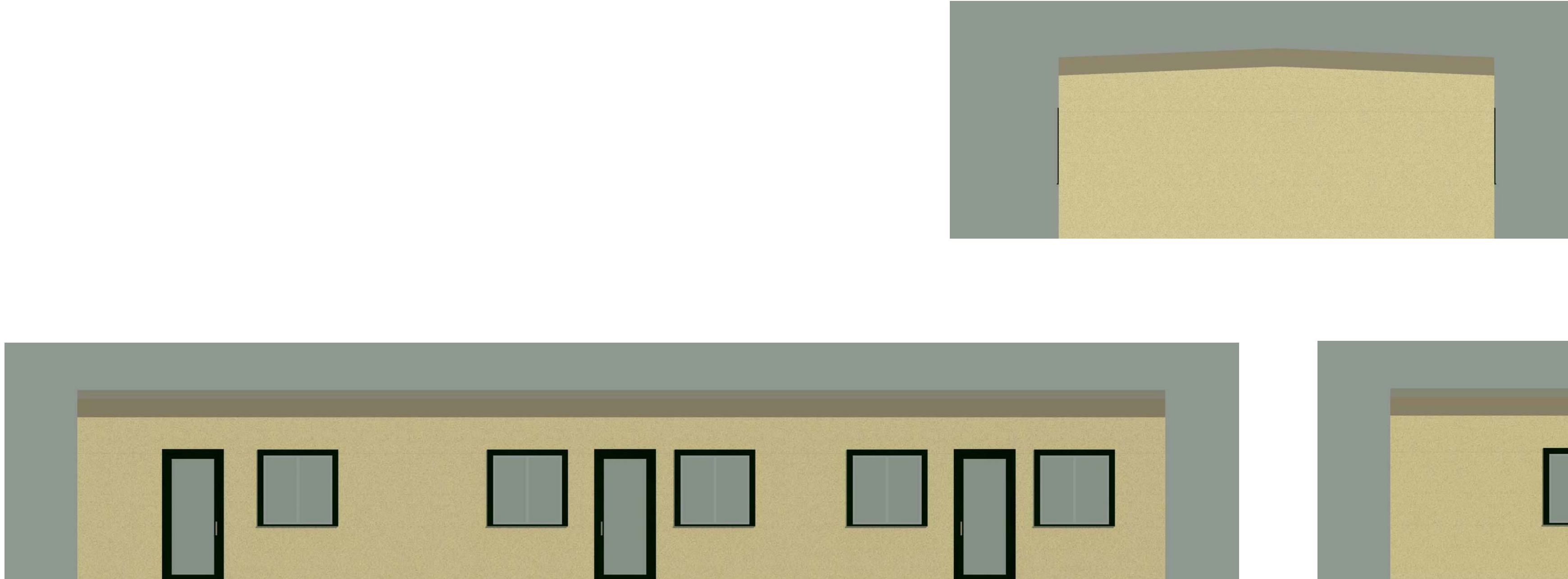
Area 2  
Modular Classroom  
Type D

Sheet #:

A 6.0

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- ① Level 1  
3/16" = 1'-0"
- Note: Existing Classroom Building to be renovated with
1. New Stucco
  2. Replace existing doors with storefront doors.
  3. Remove interior partitions and patch in kind.

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Revisions:

No. Description

Project No.: Project Number

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Date: 01-22-2018

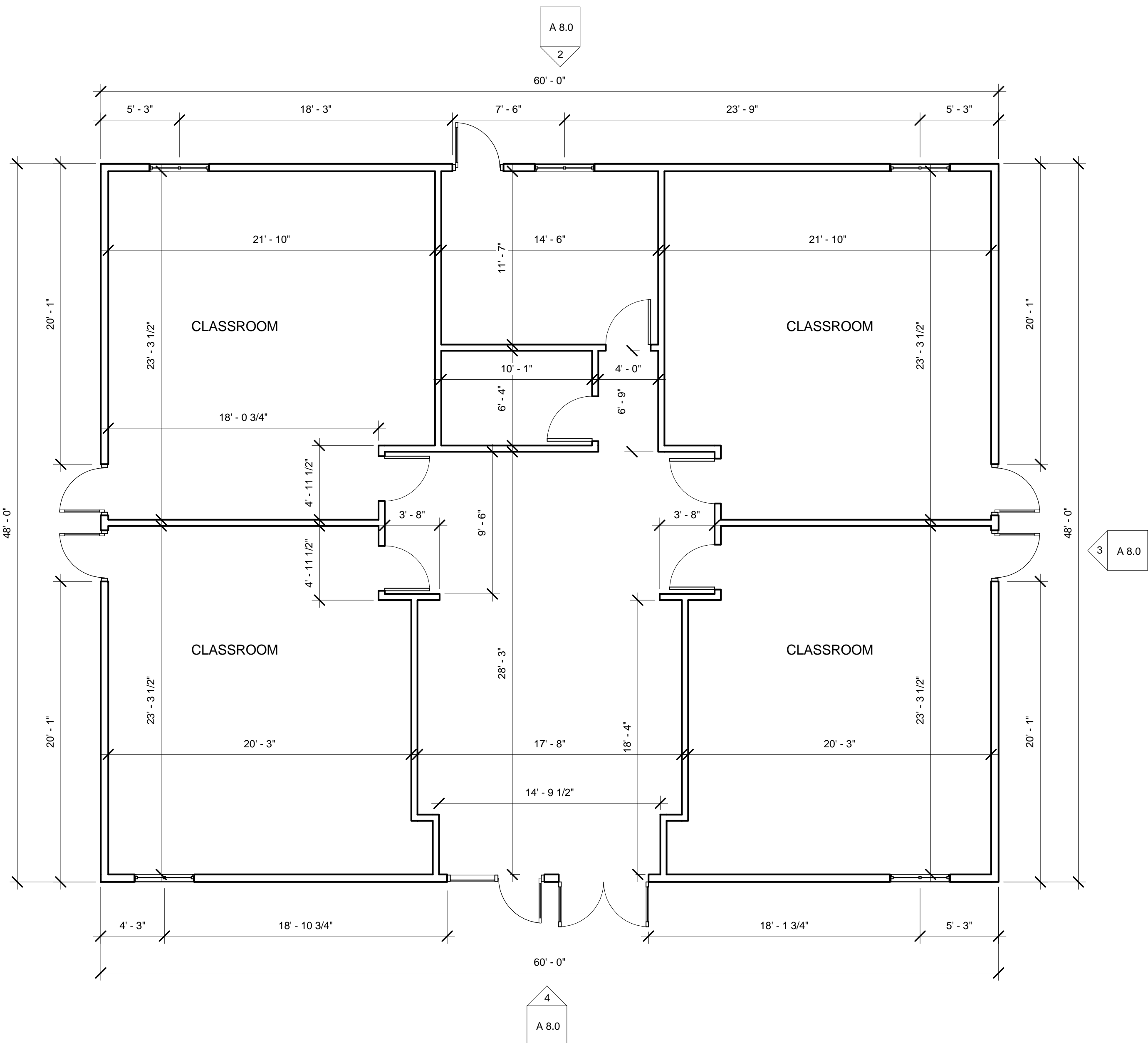
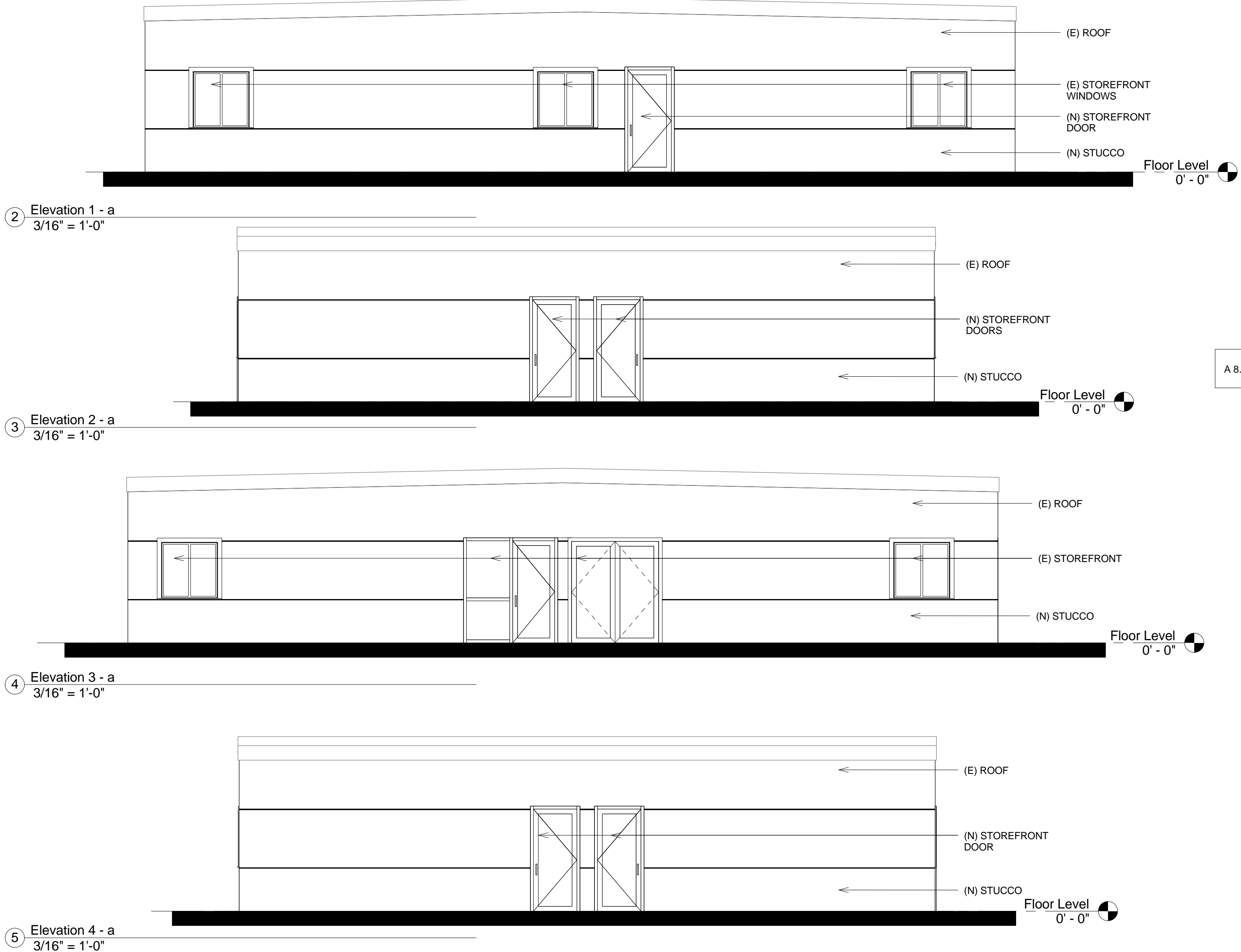
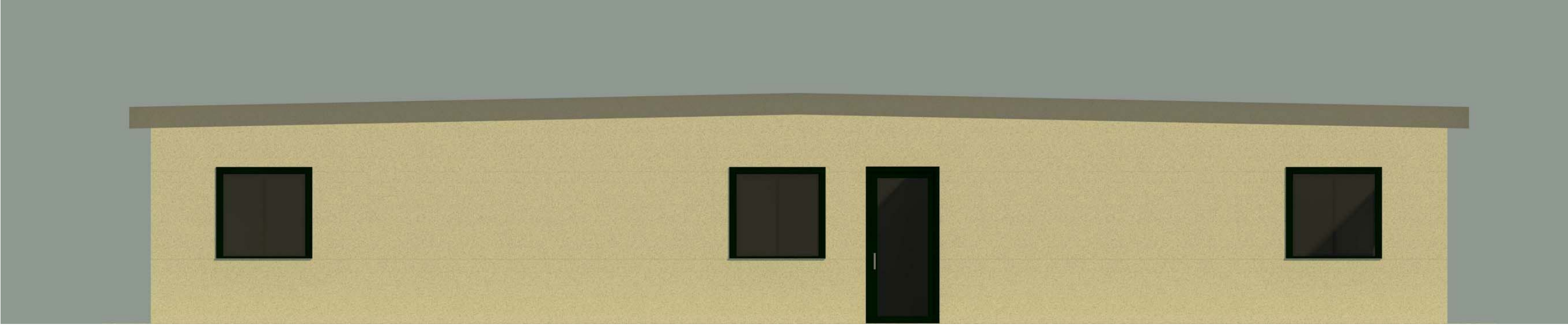
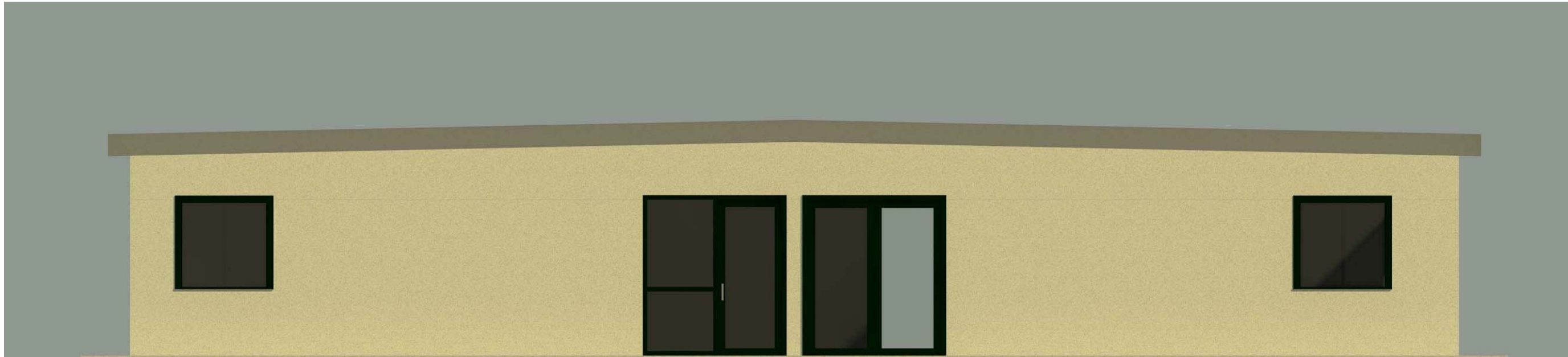
Sheet Title:

Area 2  
Modular Classroom  
Type E

Sheet #:

A 7.0





1 Floor Level  
3/16" = 1'-0"

Note: Existing Classroom Building to be renovated with

1. New Stucco
2. Replace existing doors with storefront doors.

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Revisions:

No. Description

Project No.: Project Number

Drawn By: Author

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Scale: 3/16" = 1'-0"

Date: 01-22-2018

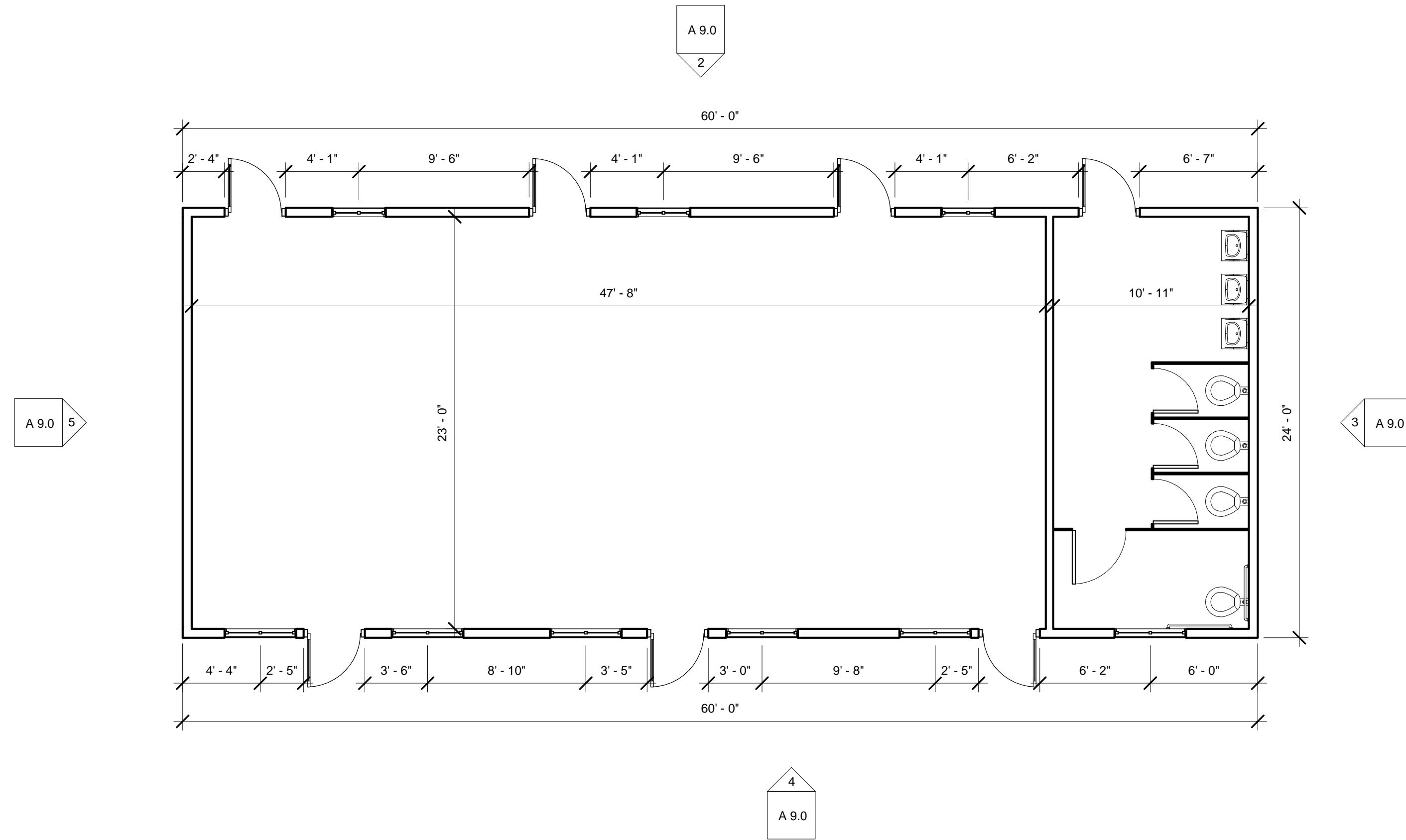
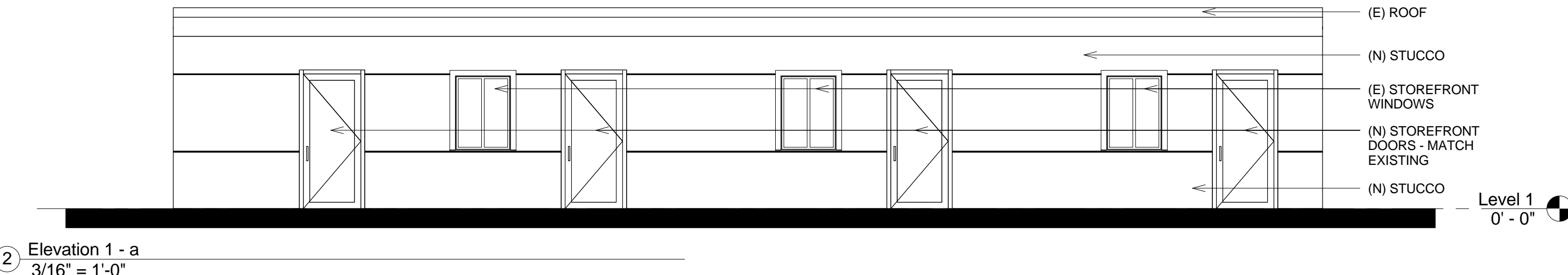
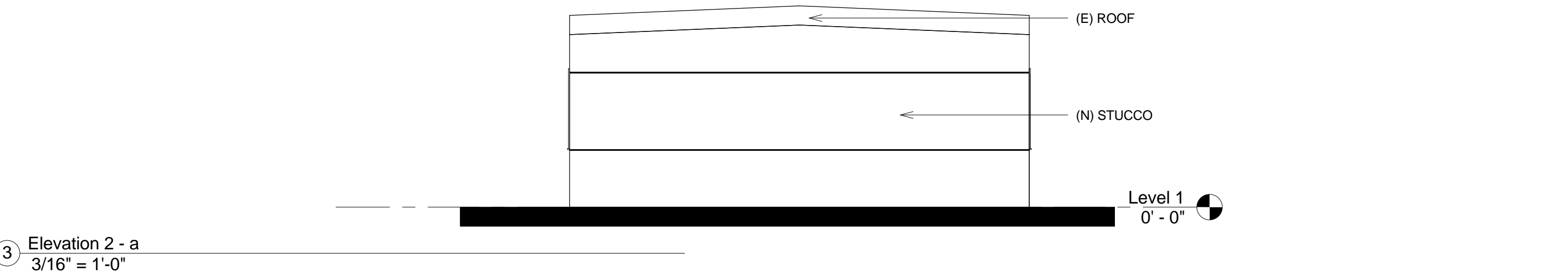
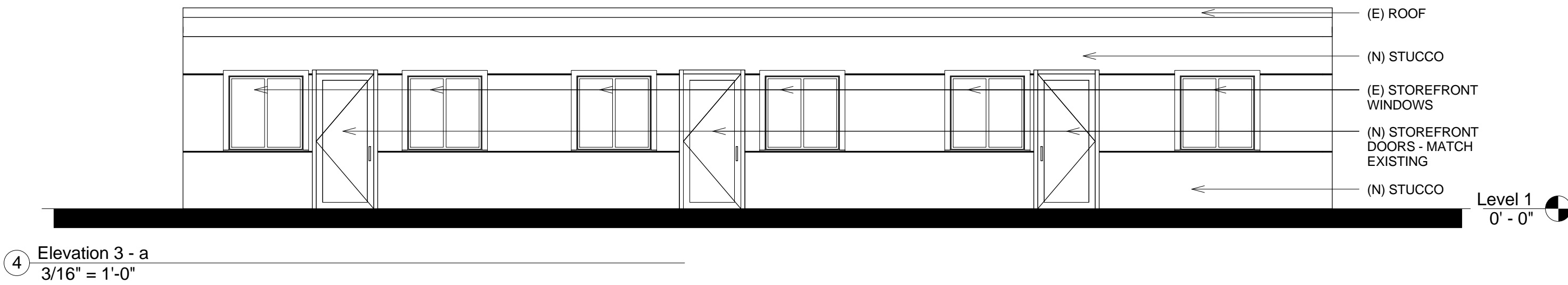
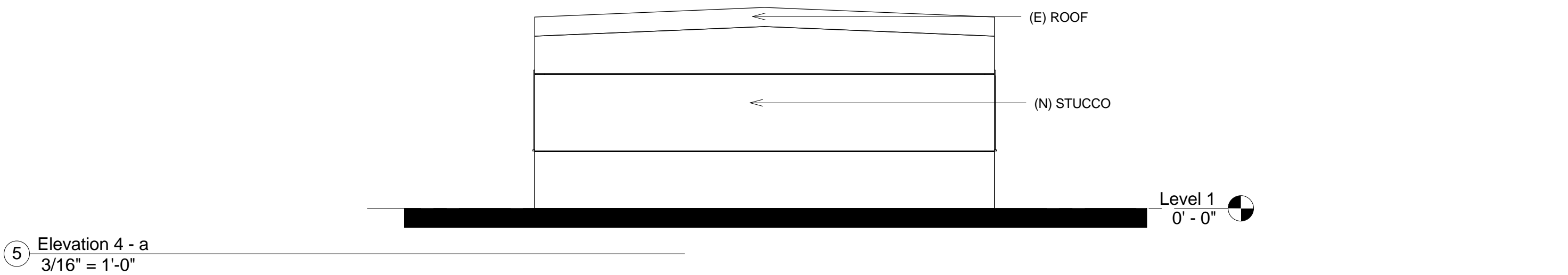
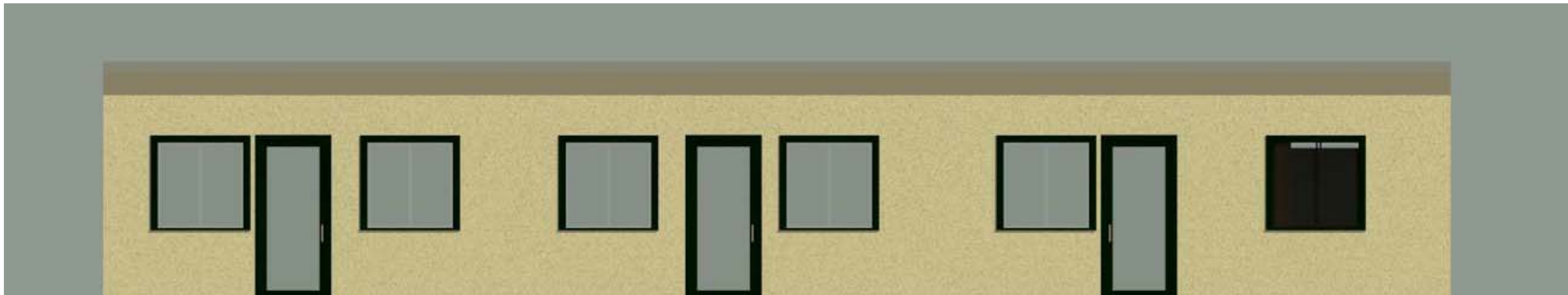
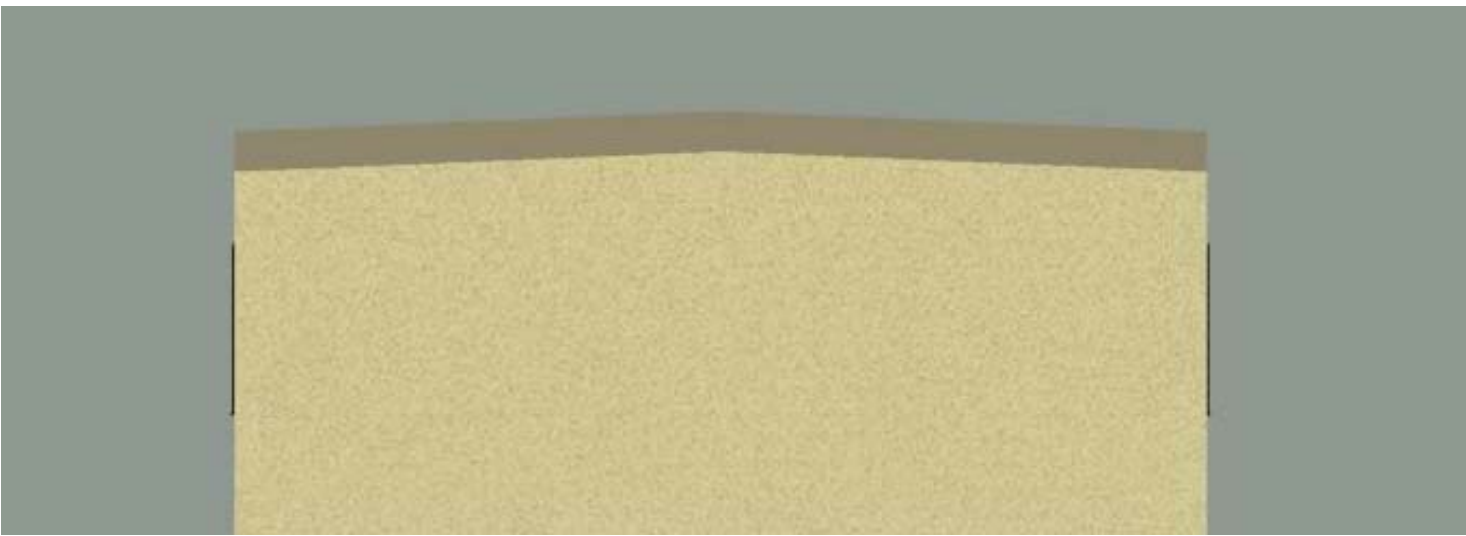
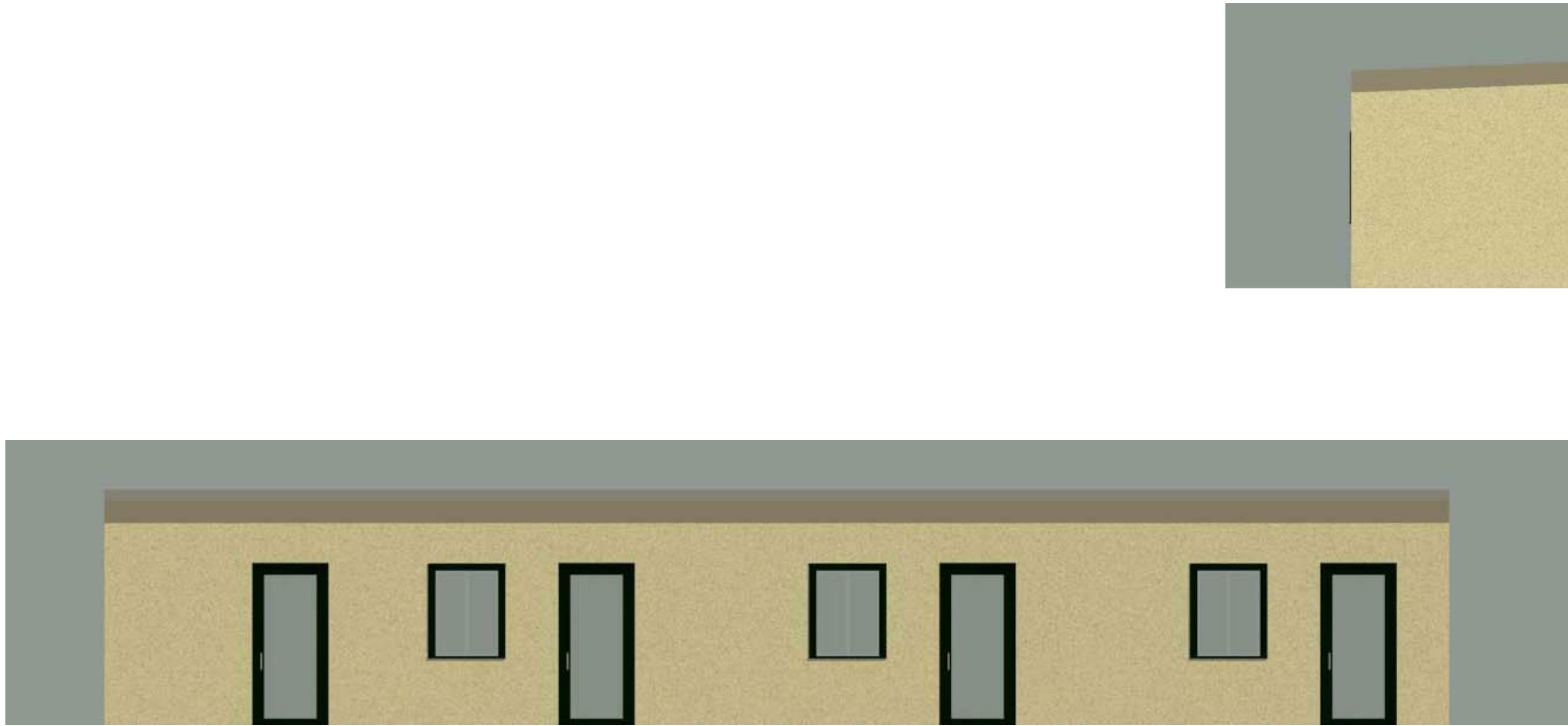
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Area 2  
Existing Classroom  
Type F

Sheet #:

A 8.0





Note: Existing Classroom Building to be renovated with  
1. New Stucco  
2. Replace existing doors with storefront doors.  
3. Remove interior partitions and patch in kind.

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PROJECT

Hebrew Academy

14401 Willow Lane  
Huntington Beach CA 92647

OWNER

Alevy Family  
Academy Property

A California Non-Profit  
Corporation  
520 W. Willow Street  
Long Beach, CA 90806  
(310) 639-7130  
(310) 635-4210 fax

Building Dept. XX-XX-18

Revisions:

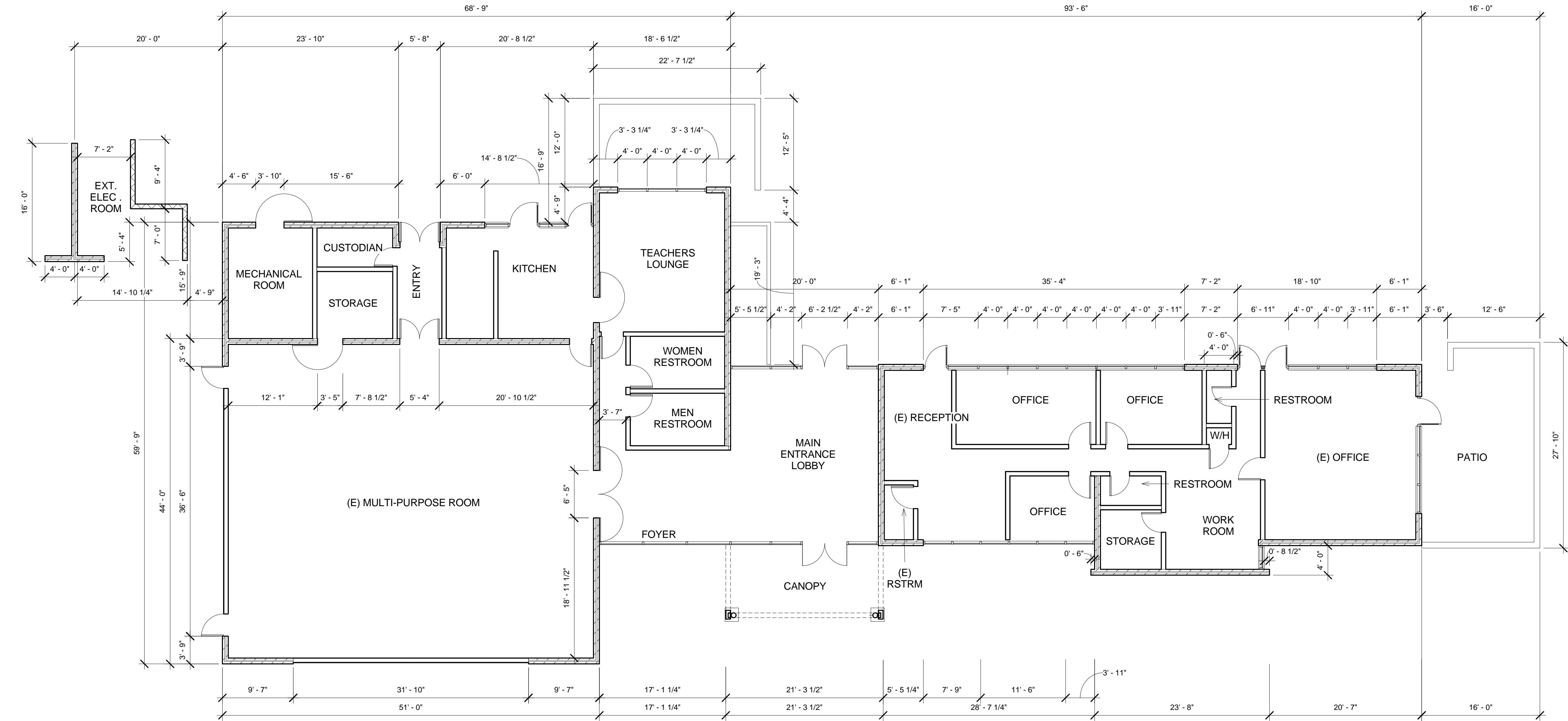

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Drawn By:	Author
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Date:	01-22-2018
Sheet Title:	

Area 2  
Existing Classroom  
Type G

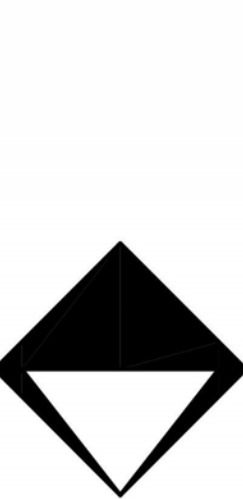
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1 MPR - Floor Plan - Existing  
1/8" = 1'-0"



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Architectural Division  
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Scale: 1/8" = 1'-0"

Date: 01-22-2018

Sheet Title:

Multi-Purpose  
Room - Existing  
Floor Plan

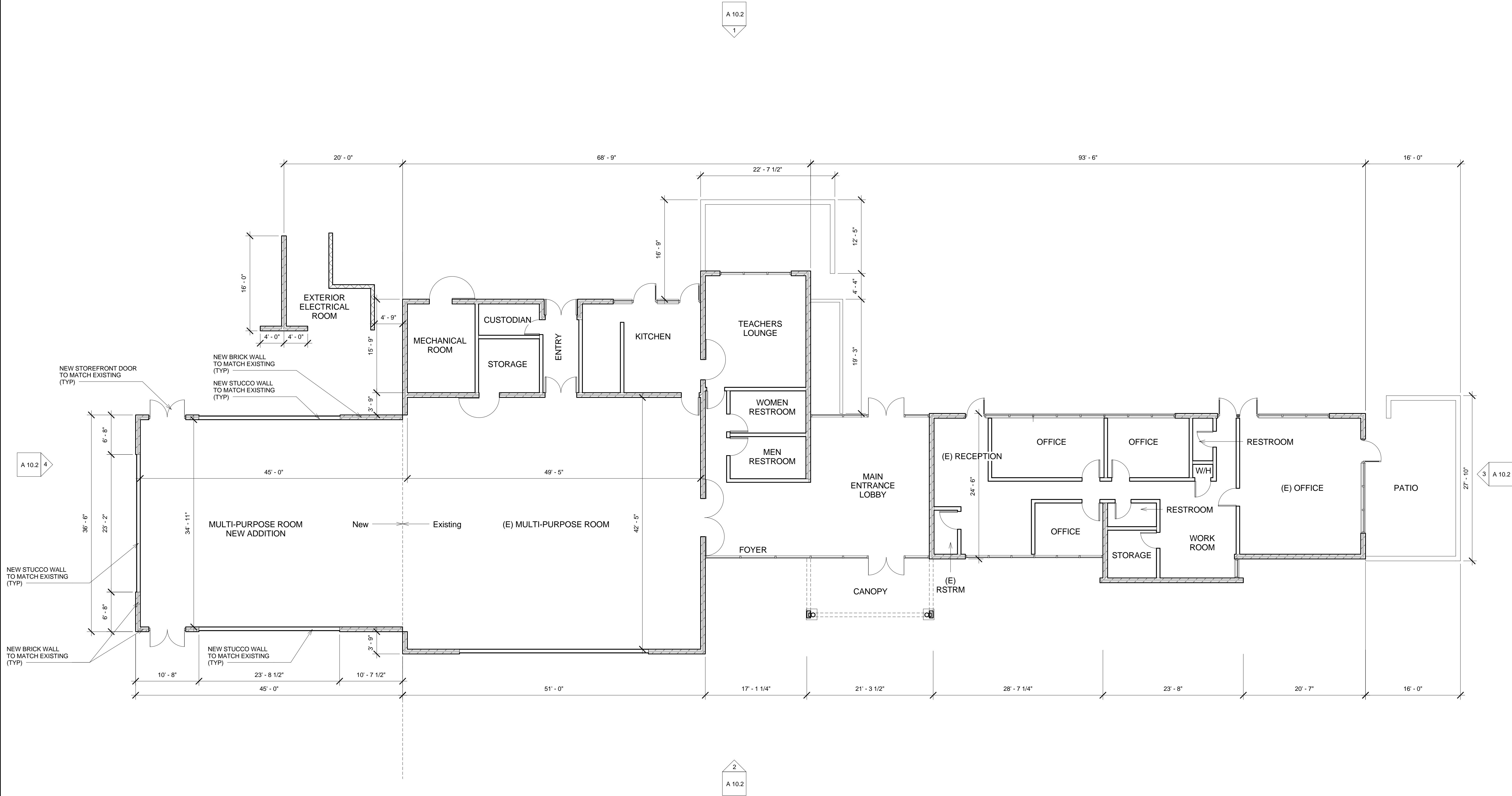
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1 MPR - Floor Plan - New Addition  
1/8" = 1'-0"

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No.	Description
Project No.:	Project Number
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Reviewed By:	Checker
Scale:	1/8" = 1'-0"
Date:	01-22-2018

Sheet Title:

**Multi-Purpose  
Room - New Floor  
Plan**

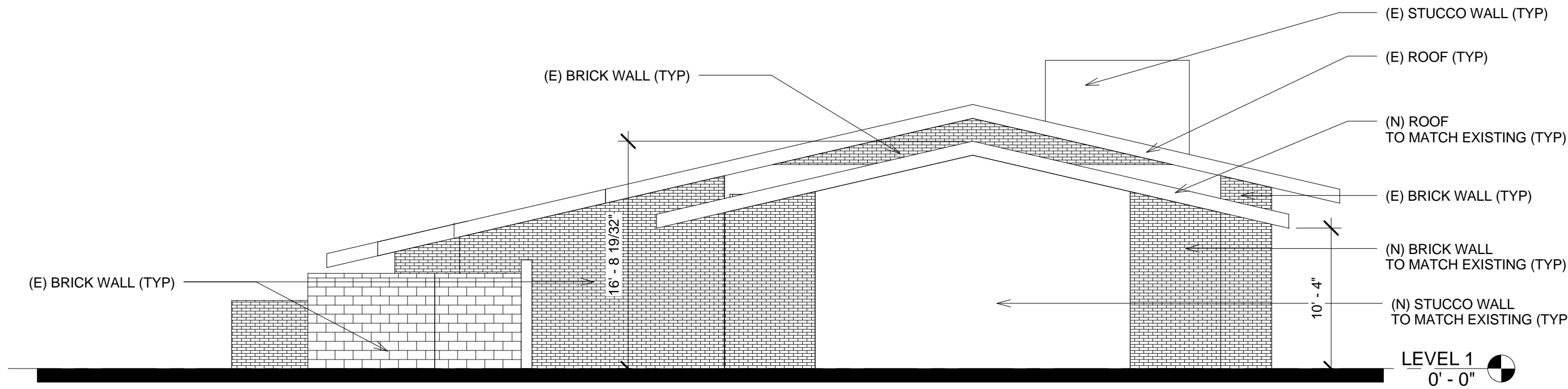
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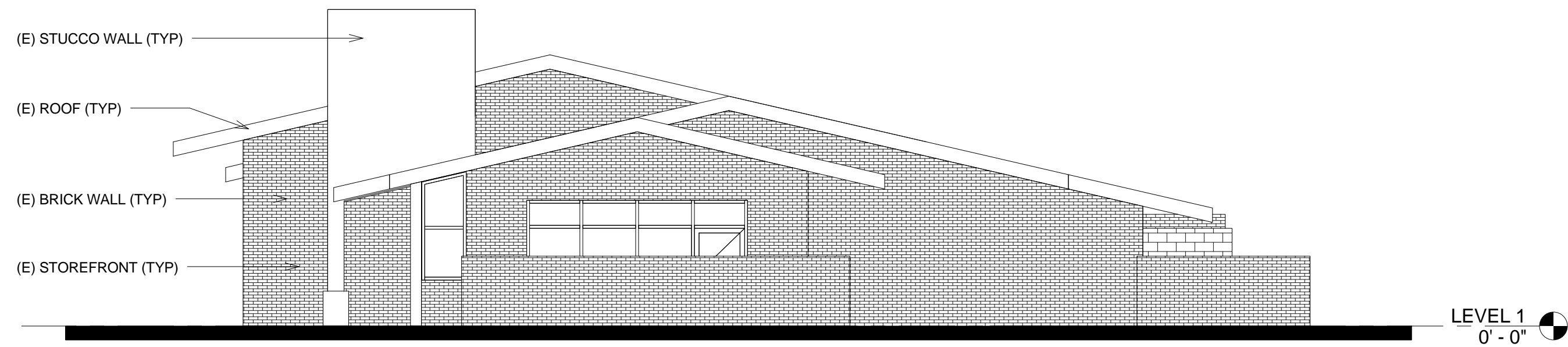
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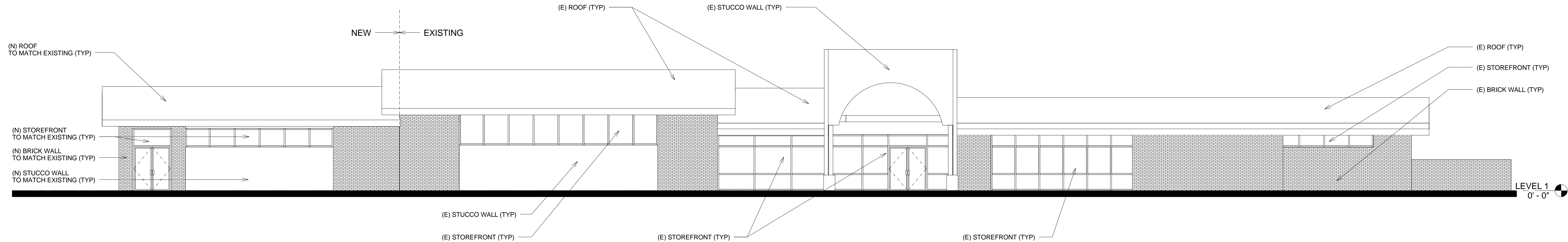
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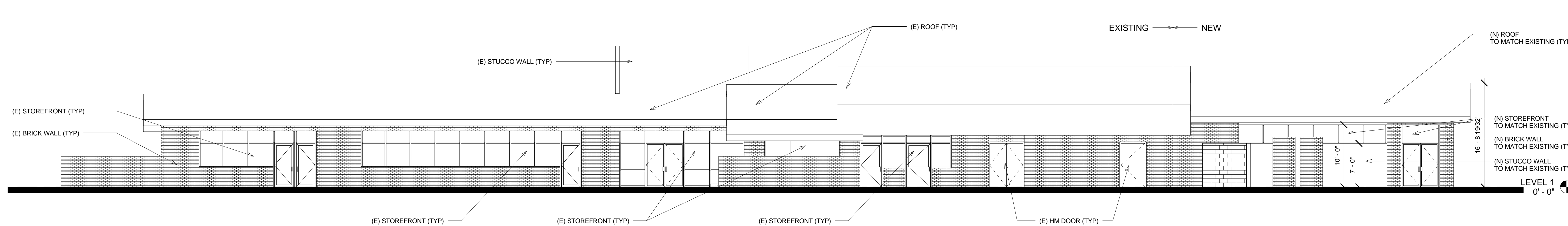
④ West  
1/8" = 1'-0"



③ East  
1/8" = 1'-0"



② South  
1/8" = 1'-0"



① North  
1/8" = 1'-0"

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Huntington Beach CA 92647

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Building Dept. XX-XX-18

Revisions:


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Project No.:	Project Number
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Scale:	1/8" = 1'-0"
Date:	01-22-2018

Sheet Title:

Multi-Purpose  
Room - Elevations

Sheet #:

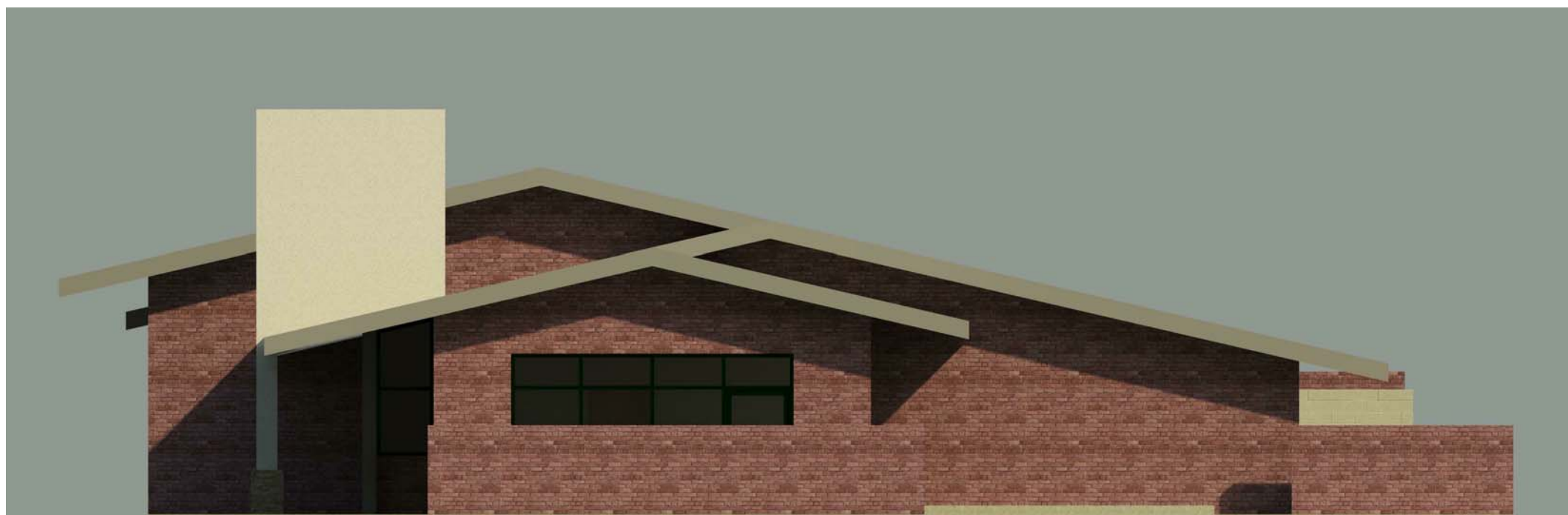
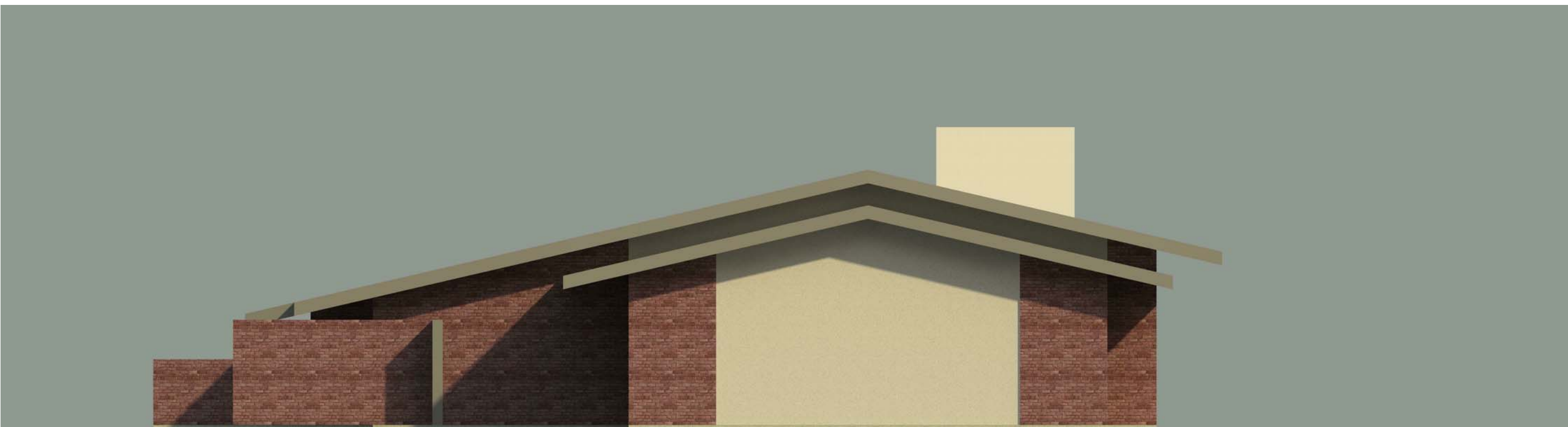
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④ MP - Elev West - 12082017  
12" = 1'-0"

③ MP - Elev East - 12182017  
12" = 1'-0"



② MP - Elev South - 12182017  
12" = 1'-0"



① MP - Elev North - 12082017  
12" = 1'-0"

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Project No.:	Project Number
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Drawn By:	Author
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Reviewed By:	Checker
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Scale:	12" = 1'-0"
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Date:	01-22-2018
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Sheet Title:

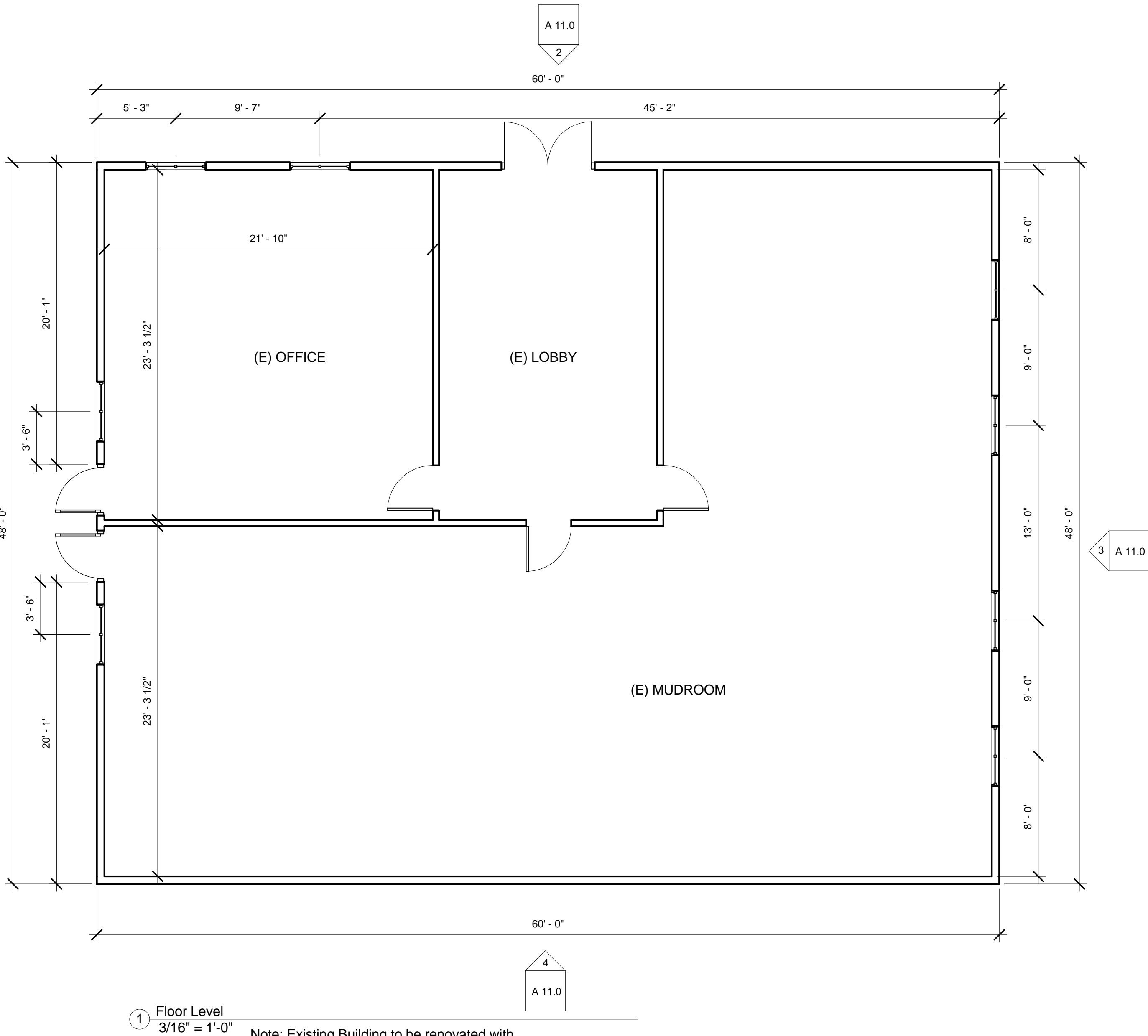
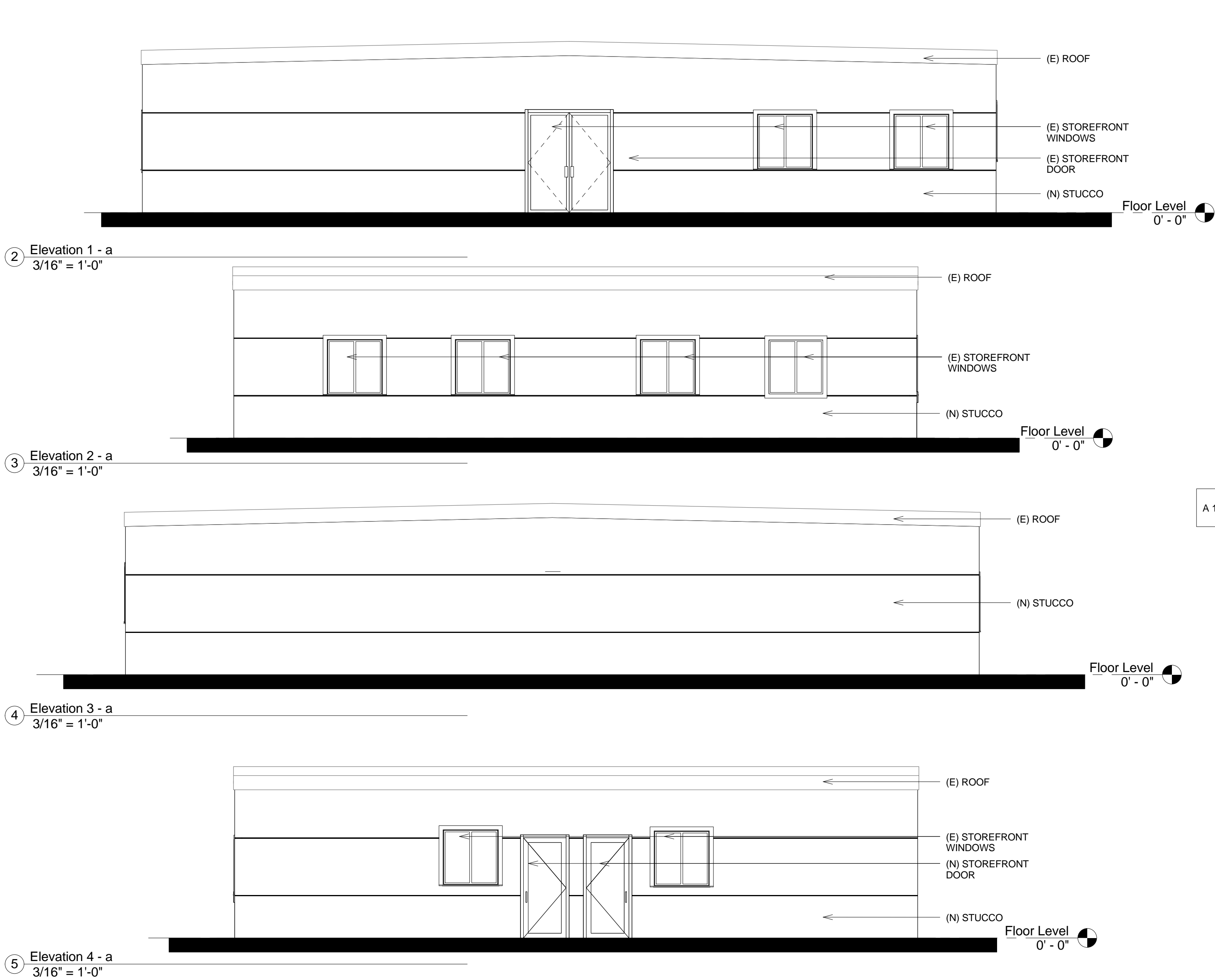
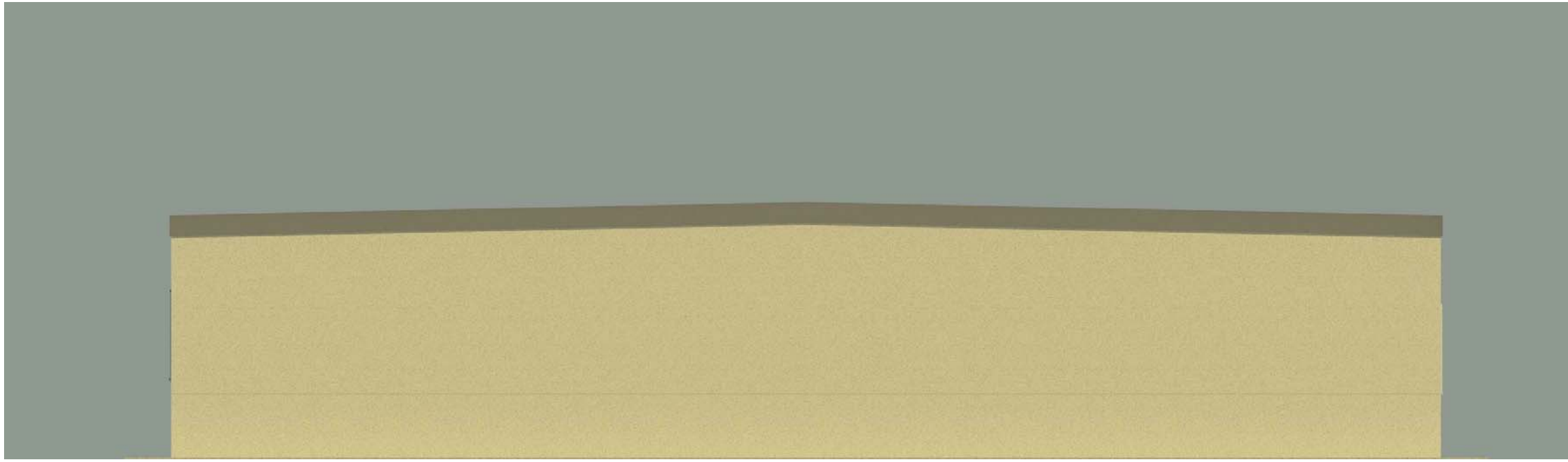
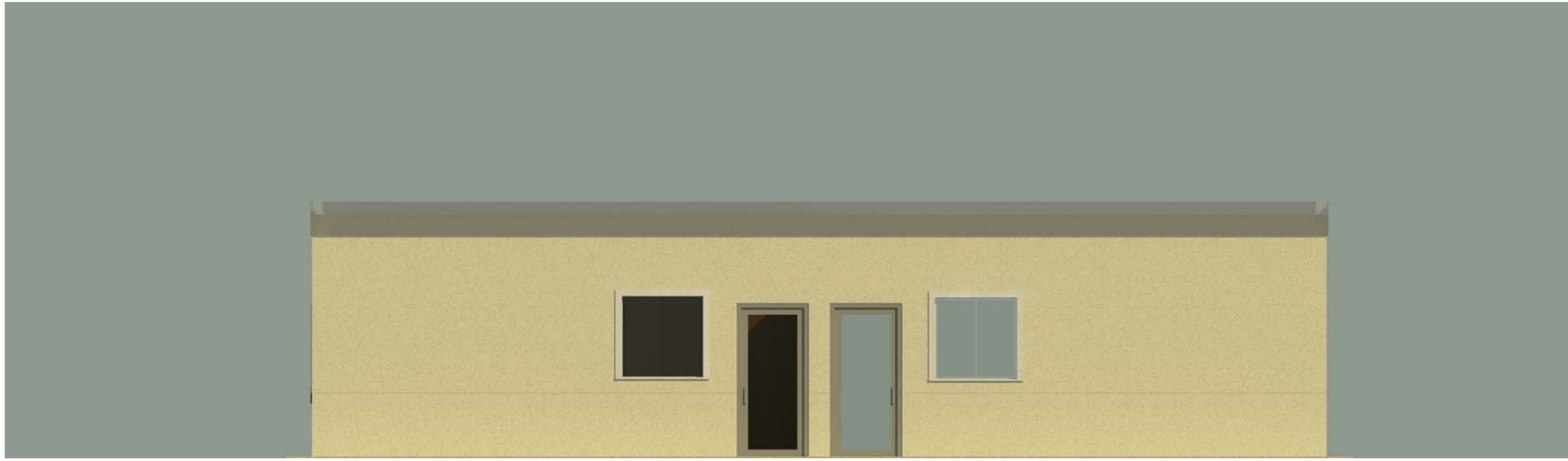
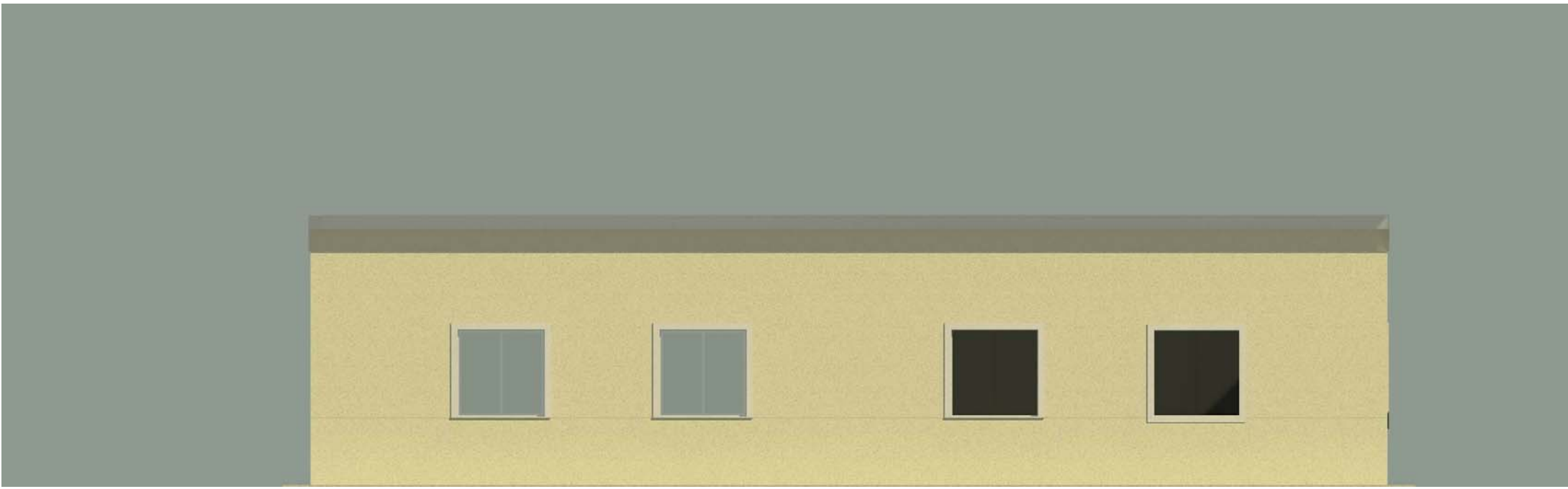
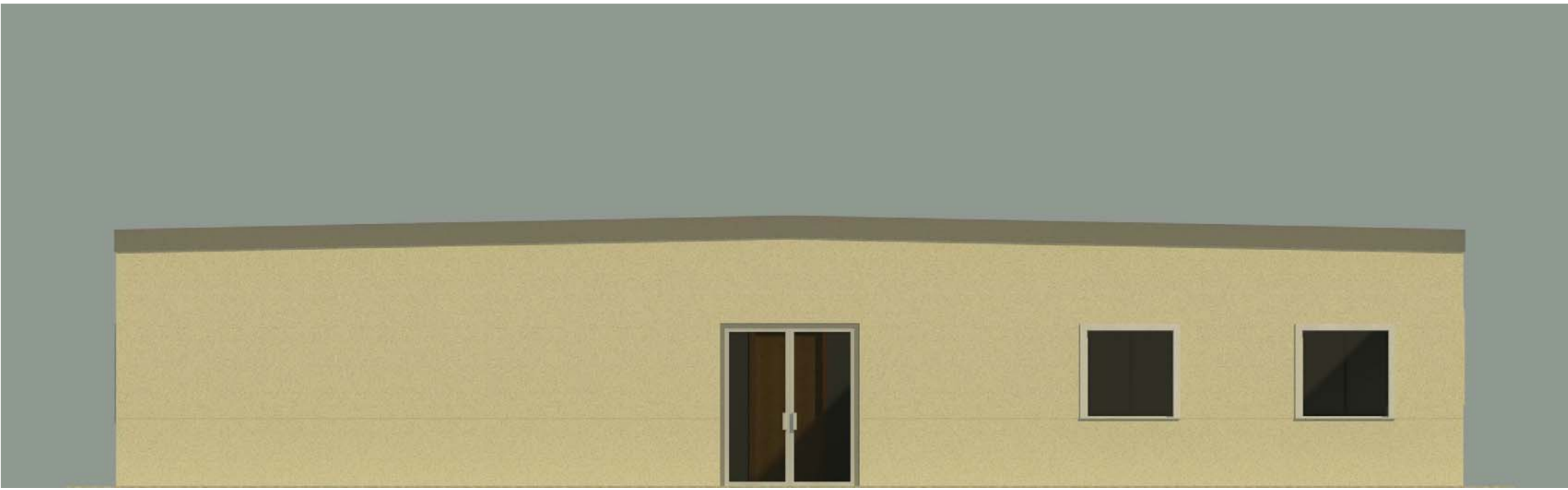
Multi-Purpose  
Room - Renderings

Sheet #:

A 10.3

Not for construction until reviewed, signed, and dated.





Note: Existing Building to be renovated with  
1. New Stucco  
2. Replace existing doors with storefront doors.

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SIGNATURE DATE:

PROJECT

Hebrew Academy

OWNER

Alevy Family  
Academy Property

14401 Willow Lane  
Huntington Beach CA 92647

Building Dept.

XX-XX-18

Revisions:

No.	Description
Project No.:	Project Number
Drawn By:	Author
Reviewed By:	Checker
Scale:	3/16" = 1'-0"
Date:	01-22-2018

Sheet Title:

Existing Mudroom  
Type K

Sheet #:

A 11.0