

# WESTLAND

Real Estate Group

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City of Huntington Beach  
Department Community Development  
Planning Commission  
2000 Main Street  
Huntington Beach, CA 92648

Date: 01-22-2018

Re: Scope of Work Narrative  
Entitlement Plan Amendment Application to install New Work  
In the Hebrew Academy Campus, located at:  
14401 Willow Lane  
Huntington Beach, CA 92647

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JUN 15 2018

Dept. of Community Development

Dear Madam/ Sir,

On behalf of Alevy Family Academy Property, a California Non-Profit Corporation, the Owner of the Hebrew Academy, an Orthodox Jewish Religious Establishment, in the City of Huntington Beach, Westland Real Estate Group is pleased to present the proposed scope of new work to be completed on the Campus.

The sole purpose of the proposed work is enhancing the education experience provided to the current 209 students. This application is not aiming to change the allowed maximum student number of 400.

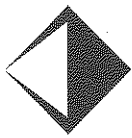
The scope of proposed work is:

1. Installation of (9) new classrooms for Junior High students. (7) classrooms will be in new prefab modular buildings, installed on permanent concrete foundations. And (2) classrooms in 2 existing modular buildings.
2. Installation of new stucco finish on (4) new modular buildings and (4) existing buildings, to match / complement the existing stucco finish on other buildings on campus.
3. Replace existing wood doors in (4) buildings with storefront doors to match existing storefront on other buildings on campus

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4. Install new stucco overhang and parapet walls to tie new buildings in area 1 and tie new and existing buildings in area 2.
5. Install (2) new painted wood trellises at areas 1 and 2, and remove existing wood trellis in area 2 to allow new construction.
6. Install 1,550 Sq.Ft. expansion to the existing multi-purpose room. The expansion to have exterior finishes of brick walls, stucco, storefront windows and doors to match / complement existing exterior finishes.
7. Install an additional 27 parking spaces to the existing 71 parking lot, located in the north side of the campus, and install a new parking lot with 31 spaces, in the south part of the campus. The additional parking is to ease the drop-off and pick up of students process, and enhance the traffic experience at the campus and in the surrounding streets.

From the above scope of work, the surrounding residential properties on the north, east, south and west sides of the campus should not be at all impacted by the proposed work, and may benefit from the proposed additional parking by an enhanced traffic experience.

We hope you will review and approve this project and allow us to proceed with the proposed work.

Sincerely,  
Westland Real Estate Group.

Freddy Kirollos, Project Manager

## **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 CUP. A copy of the 2018 school year filing is attached for 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.