

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL **ENTITLEMENT PLAN AMENDMENT NO. 18-042**

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA: The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15314, Class 14 – Minor Additions to Schools of the CEQA Guidelines as the project is located at an existing school and involves the construction of a small parking lot and two new buildings that will not increase original student capacity by more than 25% or 10 classrooms.

SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 18-002:

1. Entitlement Plan Amendment No. 18-002 to permit a campus remodel and install four prefabricated modular buildings (approximately 9,990 sq. ft.) to create seven classrooms; repurpose existing buildings to create two new classrooms; add 1,550 sq. ft. to an existing multi-purpose room; expand an existing parking lot on the north side of the campus; and construct a new faculty parking lot on the south side of the campus will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood because the project will revitalize and modernize an existing school with improvements consistent with the General Plan land use and zoning designations. The proposed project will add new buildings and modify existing buildings in a manner that is compatible in the proportion, scale, and character of the remaining school buildings as well as the adjoining residential uses. The new modular buildings and repurposed buildings will house classrooms and labs for various grade levels. The one-story school buildings are consistent with height requirements and complement the adjacent uses. Additionally, the design of the new classroom buildings will incorporate architectural elements such as streamline metal roofs, stucco façade with brick veneer accents, and decorative wood trellises. The northern classroom buildings will be oriented in a manner that will create a courtyard with new landscape for the students. The multi-purpose room addition will incorporate architectural elements such as clerestory windows, varying rooflines, brick façade with stucco accents, and new storefront windows and doors. All proposed buildings are conditioned to match colors and materials of the existing school buildings. The day to day school activities will continue to operate with no changes and the school, as conditioned, will not increase student enrollment. Although, classroom count will increase, the additional onsite parking added with this request will accommodate the new classrooms. The northern parking lot expansion will allow more onsite parking for all of the student's need. In addition, the new faculty parking lot along the southern portion of the campus will ultimately reduce the need to park offsite by allowing approximately 61 more cars to park onsite. Previously approved student drop-off plans will continue to operate with no changes.

2. The General Plan Land Use Map designation on the subject property is currently PS (RL) (Public Semipublic/Residential Low Density). Entitlement Plan Amendment No. 18-002 to permit a campus remodel and install four prefabricated modular buildings (approximately 9,990 sq. ft.) to create seven classrooms; repurpose existing buildings to create two new classrooms; add 1,550 sq. ft. to an existing multi-purpose room; expand an existing parking lot on the north side of the campus; and construct a new faculty parking lot on the south side of the campus is consistent with this designation and the goals, policies, and objectives of the City's General Plan as follows:

Land Use Element Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Goal LU-6: Neighborhood school sites adapt over time to meet the changing needs of the community.

The project will revitalize and modernize an existing school with improvements consistent with the General Plan land use of PS (RL). The proposed project will add nine classrooms in new buildings that are compatible in the proportion, scale, and character of the remaining school buildings and adjoining residential uses. The new modular buildings and repurposed buildings will house classrooms and labs for various grade levels. The one-story school buildings are consistent with height requirements and complement the adjacent uses. Additionally, the design of the new classroom buildings will incorporate architectural elements such as streamline metal roofs, stucco façade with brick veneer accents, and decorative wood trellises. The northern classroom buildings will be oriented in a manner that will create a courtyard with new landscape for the students. The multi-purpose room addition will incorporate architectural elements such as clerestory windows, varying rooflines, brick façade with stucco accents, and new storefront windows and doors. A new eight ft. high wrought iron fence is proposed around the perimeter (approximately 1,800 linear ft.) to match the newer fencing along the front property line. The proposed improvements will allow the expansion of a private school facility, thereby enhancing the educational opportunities available to the youth of the community without affecting surrounding residential development.

Circulation Element Goal CIRC-1c: Through ongoing evaluation of jurisdiction, efficient transportation management provides the highest level of safety, service, and resources.

Policy CIRC-1c(G): Limit driveway access points, require driveways to be wide enough to accommodate traffic flow from and to arterial roadways, and establish mechanisms to consolidate driveways where feasible and necessary to minimize impacts to the smooth, efficient, and controlled flow of vehicles, bicycles, and pedestrians.

The expansion of the northern parking lot will allow more onsite parking for the school's needs and will not add any new driveways. The addition of the new faculty parking lot on the southern portion of the campus in addition to the 27-space expansion of the existing parking lot will reduce traffic flow along the local streets because 61 more cars will park onsite and improve the traffic experience for the school and the neighborhood.

3. Entitlement Plan Amendment No. 18-002 to permit a campus remodel and install four prefabricated modular buildings (approximately 9,990 sq. ft.) to create seven classrooms; repurpose existing buildings to create two new classrooms; add 1,550 sq. ft. to an existing multi-purpose room; expand an existing parking lot on the north side of the campus; and construct a new faculty parking lot on the south side of the campus will comply with the provisions of the base zoning district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) such as setbacks, building height, floor area ratio, landscape, and parking. Parking for educational use is calculated based on the number of classrooms, which is increasing. The proposed parking lot improvements will create sufficient parking to accommodate the increased number of classrooms, as required by the HBZSO.

SUGGESTED CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 18- 002:

1. The site plan, floor plan, and elevations received and dated October 8, 2019, the Campus Classroom Map received and dated January 7, 2020, the title page received and dated January 17, 2020, and the new building and fence rendering received and dated January 16, 2020, shall be the conceptually approved layout with the following modifications:
 - a) The proposed parking stalls shall be double striped as depicted in HBZSO Section 231.14 Parking Space Dimensions, Diagram A;
 - b) The site plan shall be updated to reflect the proposed number of parking spaces as depicted in the Campus Classroom Map and indicated in the updated title page of the plans (Page CS.01);
 - c) The site plan shall depict safety bollards in addition to the low wall separating the parking lot and from the campus **(PD)**; and
 - d) The elevations shall note the paint colors and details for the proposed buildings, addition, and perimeter fencing **(DRB)**.
2. The school enrollment shall be limited to no more than 400 students. Any expansion in number shall require approval of the Planning Commission.
3. The applicant shall construct their new perimeter fence entirely within the subject property and with a two (2) inch maximum separation from the property line.

4. All other conditions of approval for Conditional Use Permit No. 77-019, 88-029, 94-007, and 98-090 shall remain in effect.
5. All construction staging and parking shall occur on the school's property and shall not impede required parking spaces and/or drop off and pick up areas.
5. At least 14 days prior to any grading activity associated with each phase, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.
6. Prior to submittal for building permits, the following shall be completed: a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point. b. The property owner/developer shall include a list on the plans to identify which sustainable or "green" building practices will be incorporated into the project from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification or Building It Green's Green Building Guidelines and Rating Systems.
7. Prior to issuance of building permits, the following shall be included: An interim parking and building materials storage plan shall be submitted to the Community Development Department to assure adequate parking and restroom facilities are available for employees and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
8. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released, and issuance of Certificate of Occupancy until the following has been completed:
 - a) Compliance with all conditions of approval specified herein shall be accomplished and verified by the Community Development Department.
 - b) All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.

- c) All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - d) A Certificate of Occupancy for each phase must be approved by the Planning Division and issued by the Building and Safety Division.
9. New signage shall be reviewed under separate permits and applicable processing.
10. The Development Services Departments (Community Development, Fire, and Police Department) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
11. Entitlement Plan Amendment No. 18-002 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

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 the defense thereof.