Exp. 1-31-19

SIGNATURE DATE

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Building Dept. XX-XX-19 Planning /Police/Fire Comments 10-07-2019

No. Description Project No.: Drawn By: FK, DS Reviewed By: BM, YG

04-30-2018 Sheet Title:

Scale:

Sheet #:

Cover Sheet

THE HEBREW ACADEMY

NEW JUNIOR HIGH CLASSROOM BUILDINGS AND UPFIT OF EXISTING CLASSROOM BUILDINGS EXPANSION OF EXISTING MULTI-PURPOSE ROOM BUILDING

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

PS (PUBLIC - SEMIPUBLIC) PER CITY OF HUNTINGTON BEACH MUNICIPAL CODE (NOVEMBER 2017

PROPERTY APN: 195-081-24

ZONING

OCCUPANCY **EDUCATIONAL GROUP E** USE: PRIVATE SCHOOL

ZONING CONFORMANCE MATRIX

PER SECTION 214.08 PS DISTRICT - DEVELOPMENT STANDARDS SCHEDULE			
SUBJECT	CODE	REQUIRED	EXISTING / PROPOSED
MIN LOT AREA	214.08	2 ACRES	9.47 ACRES (EXISTING)
MIN LOT WIDTH (ft)	214.08	100'	792.69' (EXISTING)
MIN SETBACK	214.08		
FRONT		10'	10' (EXISTING)
SIDE		10'	10' (EXISTING)
STREET SIDE		10'	10' (EXISTING)
REAR		10'	10' (EXISTING)
MAX HEIGHT OF STRUCTURE	214.08	50'	16' - 8 1/2" (PROPOSED) (MPR ADDITION)
MAX FLOOR AREA RATIO	214.08	F.A.R. MAX = 1.5	F.A.R.= 0.151 (PROPOSED)
		653,398.6 SQ.FT.	62,523 SQ.FT.
MAX. SITE	214.08	MIN 8%	48% (PROPOSED)
LANDSCAPE %	ST ST STATE OF STATE	34,847.92 SQ.FT.	200,915.2 SQ.FT.
PARKING	231.04		
6 PRESCHOOL CLASSROOMS	231.04		
AT 1 SPACE PER CLASSROOM	E-30446, 055-19-7.	6	6
AT 1 SPACE PER STAFF		10	10
15 ELEMNETARY CLASSROOMS	231.04		
AT 1.5 SPACE PER CLASSROOM		22.5	23
9 MIDDLE SCHOOL	231.04	13.5	14
AT 1.5 SPACE PER CLASSROOM			
7 HIGH SCHOOL CLASSROOMS	231.04		
AT 7 SPACE PER CLASSROOM		49	49
GUEST			45
TOTAL PARKING SPACES			

102

(1 VAN ACCESSIBLE)

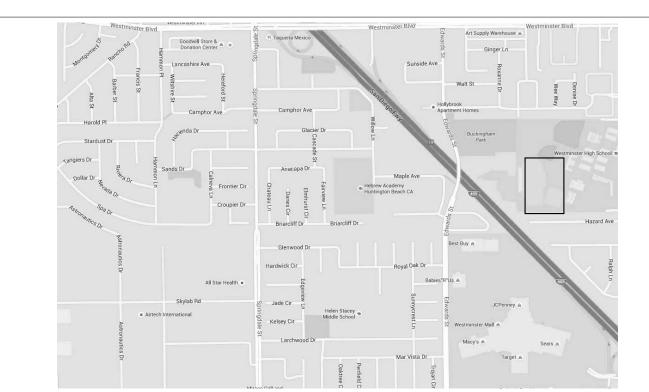
T 11B-208.2

147 (PROPOSED)

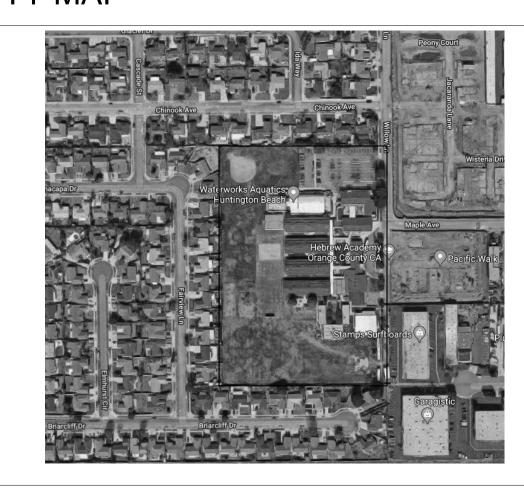
7 (PROPOSED)

(3 VAN ACCESSIBLE)

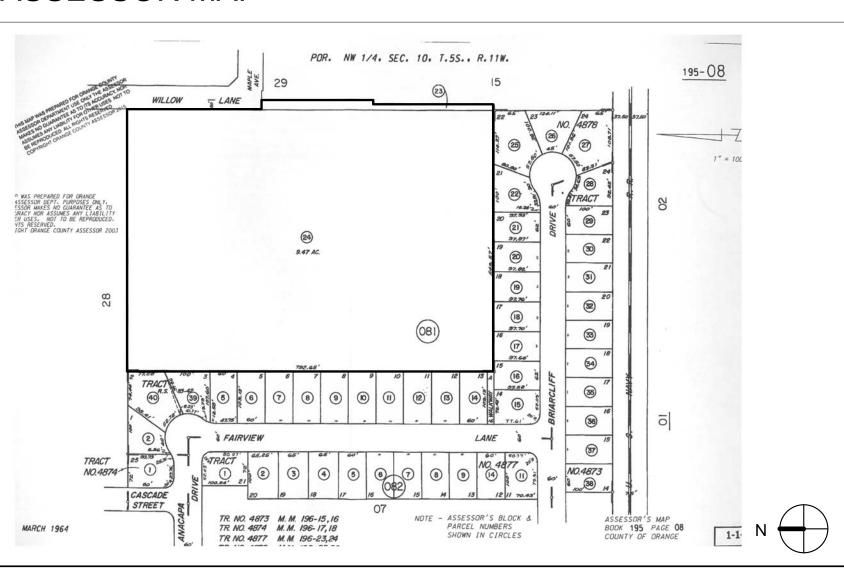
SITE MAP



VICINITY MAP



ASSESSOR 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

- INSTALLATION OF (4) NEW MODULAR BUILDINGS FOR JUNIOR HIGH CLASSROOMS ON PERMANENT CONCRETE FOUNDATIONS.
- INSTALL NEW STUCCO FINISH ON (4) EXISTING BUILDINGS: (3) IN AREA 2 AND (1) MUDROOM BUILDING.
- REPLACE EXISTING WOOD DOORS WITH NEW STOREFRONT DOORS TO MATCH STOREFRONT IN MULTIPURPPOSE ROOM BUILDING (4) EXISTING BUILDINGS: (3) IN AREA 2 AND (1) MUDROOM BUILDING.
- INSTALL NEW STUCCO OVERHANG AND PARAPET WALLS AT EXISTING AND NEW BUILDINGS IN AREAS 1 AND 2
- REMOVE EXISTING WOOD TRELLIS ADJACENT TO AREA 2
- INSTALL NEW WOOD TRELLIS IN AREAS 1 AND 2.

COVER SHEET

- INSTALLATION OF EXPANSION TO EXISTING MULTI-PURPOSE ROOM TO INCREASE THE MPR. SPACE AREA BY 1,550 SQ.FT.
- INSTALL OF EXPANSION TO EXISTING PARKING LOT TO INCREASE EXISTING PARKING FROM 71 TO 97 SPACES.
- INSTALLATION OF NEW PARKING LOT WITH 34 SPACES.

SHEET INDEX

SA 1.0	SITE PLAN
SA 1.1	SITE PLAN - ADA PATH OF TRAVEL AND SAFE DISPERSAL AREAS
A 1.0	MODULAR CLASSROOM BUILDINGS - AREA 1 - FLOOR PLAN
A 1.1	MODULAR CLASSROOM BUILDINGS - AREA 1 - ELEVATIONS
A 1.2	MODULAR CLASSROOM BUILDINGS - AREA 1 - RENDERINGS
A 1.3	MODULAR CLASSROOM BUILDINGS - AREA 1 - RENDERINGS
A 2.0	MODULAR CLASSROOM BUILDINGS - AREA 2 - EXISTING LAYOUT
A 2.1	MODULAR CLASSROOM BUILDINGS - AREA 2 - NEW LAYOUT
A 2.2	MODULAR CLASSROOM BUILDINGS - AREA 2 - SECTION ELEVATION
A 2.3	MODULAR CLASSROOM BUILDINGS - AREA 2 - RENDERINGS
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A 4.0	AREA 1 - MODULAR CLASSROOM - TYPE "B"
A 5.0	AREA 1 - MODULAR CLASSROOM - TYPE "C"
A 6.0	AREA 2 - MODULAR CLASSROOM - TYPE "D"
A 7.0	AREA 2 - EXISTING CLASSROOM - TYPE "E"
A 8.0	AREA 2 - EXISTING CLASSROOM - TYPE "F"
A 9.0	AREA 2 - EXISTING CLASSROOM - TYPE "G"
A 10.0	MULTI-PURPOSE ROOM BUILDING - EXISTING LAYOUT
A 10.1	MULTI-PURPOSE ROOM BUILDING - ADDITION
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A 10.3	MULTI-PURPOSE ROOM BUILDING - RENDERINGS
A 11.0	MUDROOM BUILDING - TYPE "K"
A II.0	WOOROOW BUILDING - ITTE K

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.

SUPPLEMENTAL PROJECT NARRATIVE

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 quests to utilize on-street parking during

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 ne 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 ending lower. Please note that pursuant to California Education Code Section 33190, the Hebrew Academy is required to file an annual affidavit of enrollment with he 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 lustration. Nevertheless, the addition of classrooms and an enlargement of the nulti-purpose room space is designed to enhance educational programming for xisting students and is not being proposed or planned for the purpose of causing a naterial increase in enrollment.

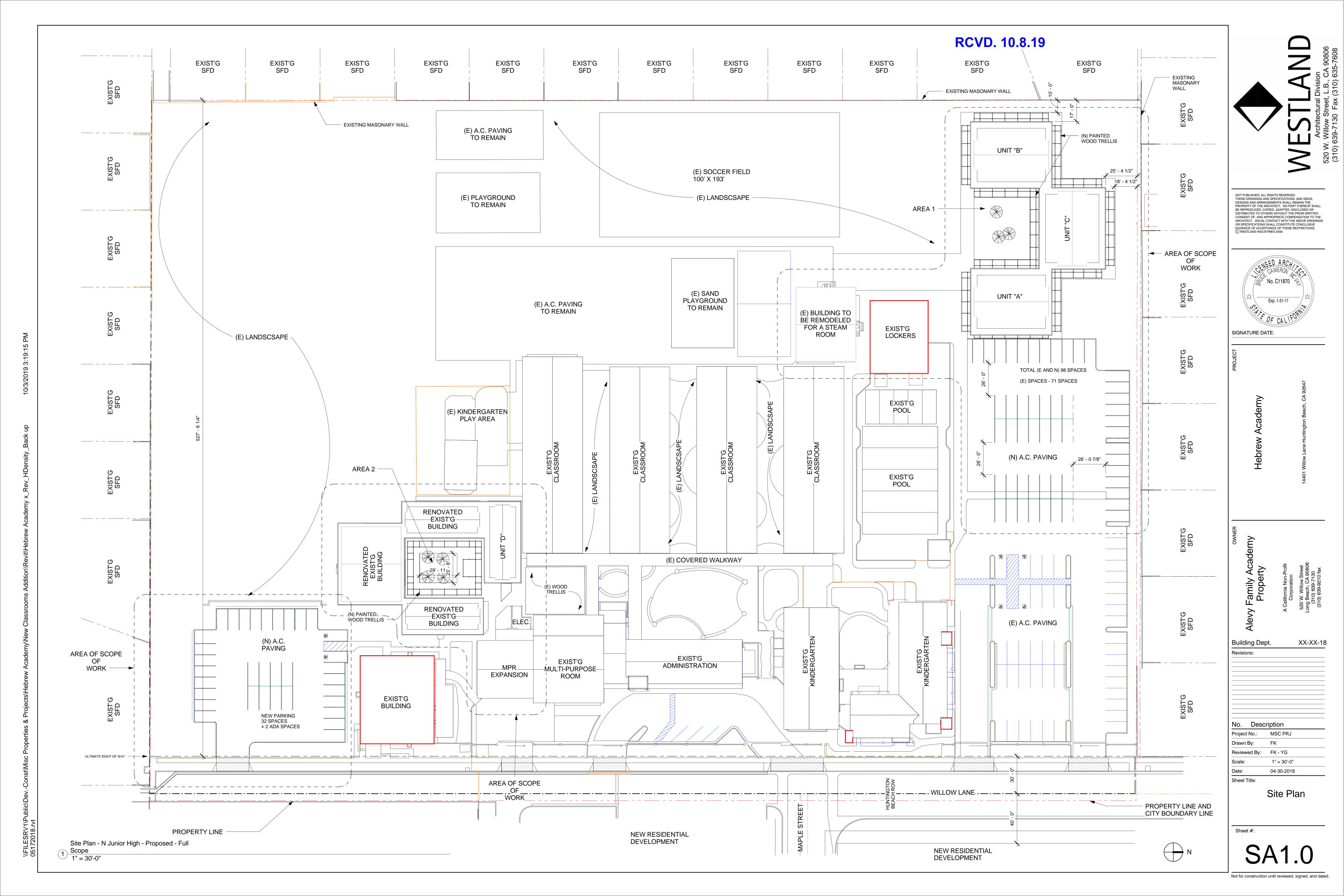
The Hebrew Academy is an orthodox Jewish school that draws students from limited demographic. Over the course of its 50 year history, the Academy has electively added and removed grade levels (within its overall cap) to accommodate nterest from existing students who prefer to remain in the school for 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 ends in education also dictate the need for computer rooms, media labs, STEM oom, Art room, Music room, SAT instruction and other specialty areas. The school acks adequate space to readily provide this type of programming. addition, good educational practices dictate the need for dedicated areas to rovide ample space between younger and older students in learning pods. The ddition of classroom areas and an expanded multi-purpose room gives the school reater flexibility to enhance spacing between the various divisions of students. herefore, a larger class of younger children may be assigned to a learning pod and s surrounding fields for a session while another older group might be doing a roject in another pod.

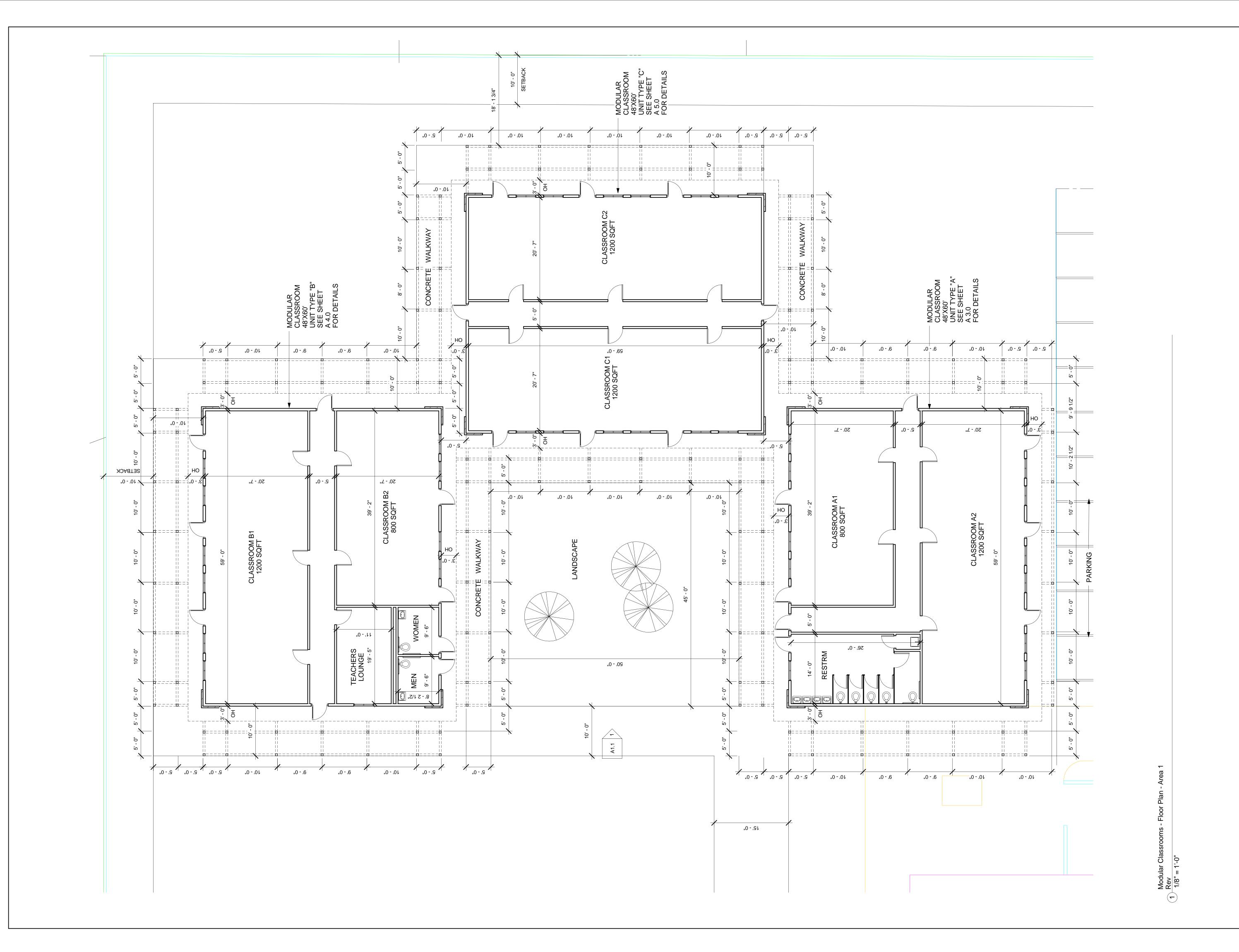
finally, the Hebrew Academy has a number of plays, school-based religious events e.g., assembling care packages for the poor), and pep rallies during the year. Parents, guests, and alumni frequently attend these events and the existing multisurpose room cannot readily accommodate such uses. An enlargement of the multipurpose room is therefore necessary

Not for construction until reviewed, signed, and dated.

9'WIDE X19' LONG

HANDICAP SPACES





SIGNATURE DATE:

Building Dept. XX-XX-18

No. Description Reviewed By: 1/8" = 1'-0" 01-22-2018

Sheet Title: Modular Classrooms -Area 1 - Floor Plan

Sheet #:

No. C11870

Exp. 1-31-17

SIGNATURE DATE:

PROJECT

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on-Profit

A California Non-Profit Corporation 520 W. Willow Street Long Beach, CA 90806

XX-XX-18

Revisions:

Building Dept.

No. Description

Project No.: Project Number

Drawn By: Author

Reviewed By: Checker

 Drawn By:
 Author

 Reviewed By:
 Checker

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

 Date:
 01-22-2018

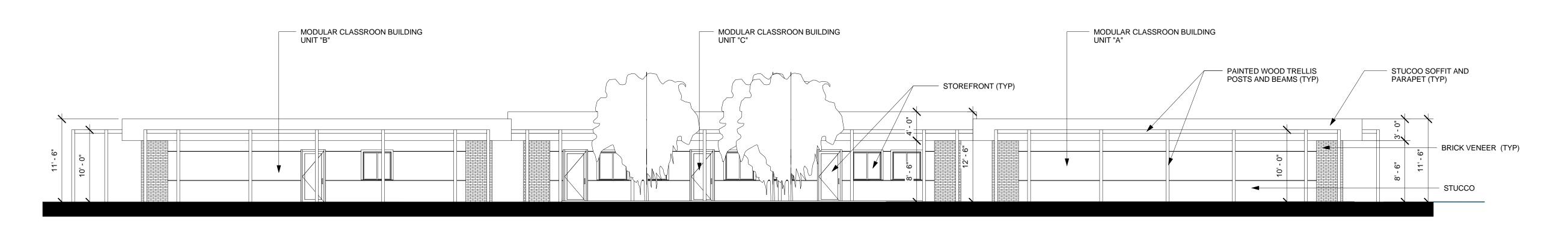
 Sheet Title:

Modular Classroom -Area 1 - Elevation

Sheet #:

A1.1

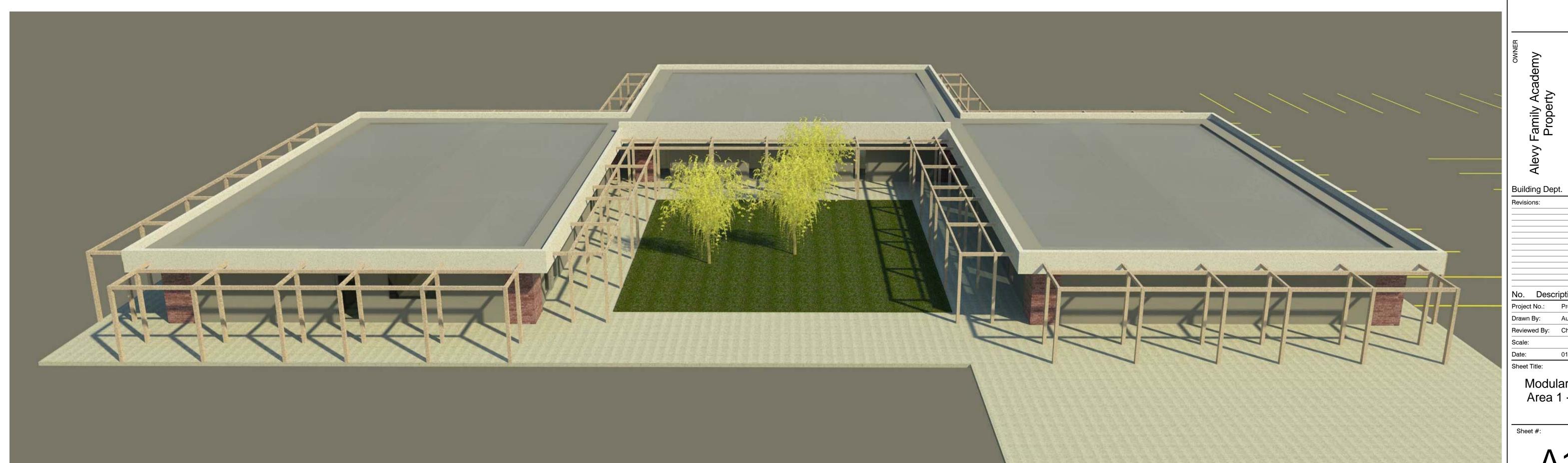




1 Area 1 - Elevation 1 1/8" = 1'-0"







Exp. 1-31-17

SIGNATURE DATE:

XX-XX-18

No. Description

Project No.: Drawn By: Reviewed By: Checker 01-22-2018

Sheet Title: Modular Classroom -Area 1 - Renderings













Exp. 1-31-17

SIGNATURE DATE:

Building Dept.
Revisions: XX-XX-18

No. Description Drawn By:

Reviewed By: Checker

01-22-2018 Sheet Title:

Modular Classrom Area 1 - Renderings

Sheet #:

A1.3



SIGNATURE DATE:

Building Dept.
Revisions: XX-XX-18

No. Description Drawn By: Reviewed By: 1/8" = 1'-0"

01-22-2018 Sheet Title: Modular Classrooms -Area 2 - Existing Layout

SIGNATURE DATE:

Building Dept. Revisions:

XX-XX-18

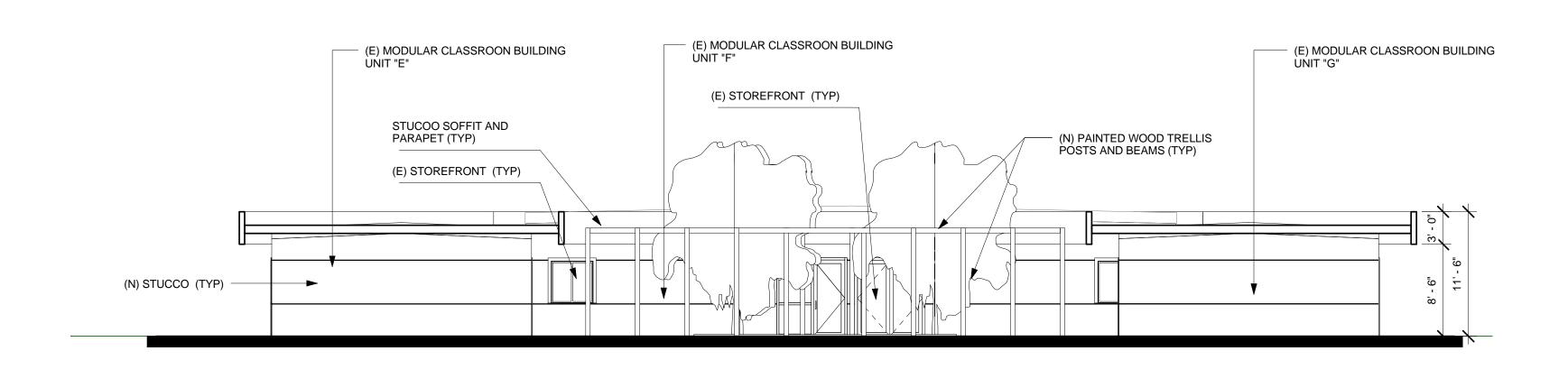
No. Description Project No.: Drawn By: Author Reviewed By: Scale: 1/8" = 1'-0" 01-22-2018

Sheet Title: Modular Classrooms -

Area 2 - New Layout

Sheet #:





1 Area 2 - Section Elevation 1/8" = 1'-0"

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Hebrew Academy

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Property
A California Non-Profit
Corporation

Building Dept. XX-XX-18

Revisions:

No. Description

Project No.: Project Number

Drawn By: Author

Reviewed By: Checker

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Date:
Sheet Title:

Modular Classrooms -Area 2 - Section Elevation

01-22-2018

Sheet #:

A2.2



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XX-XX-18

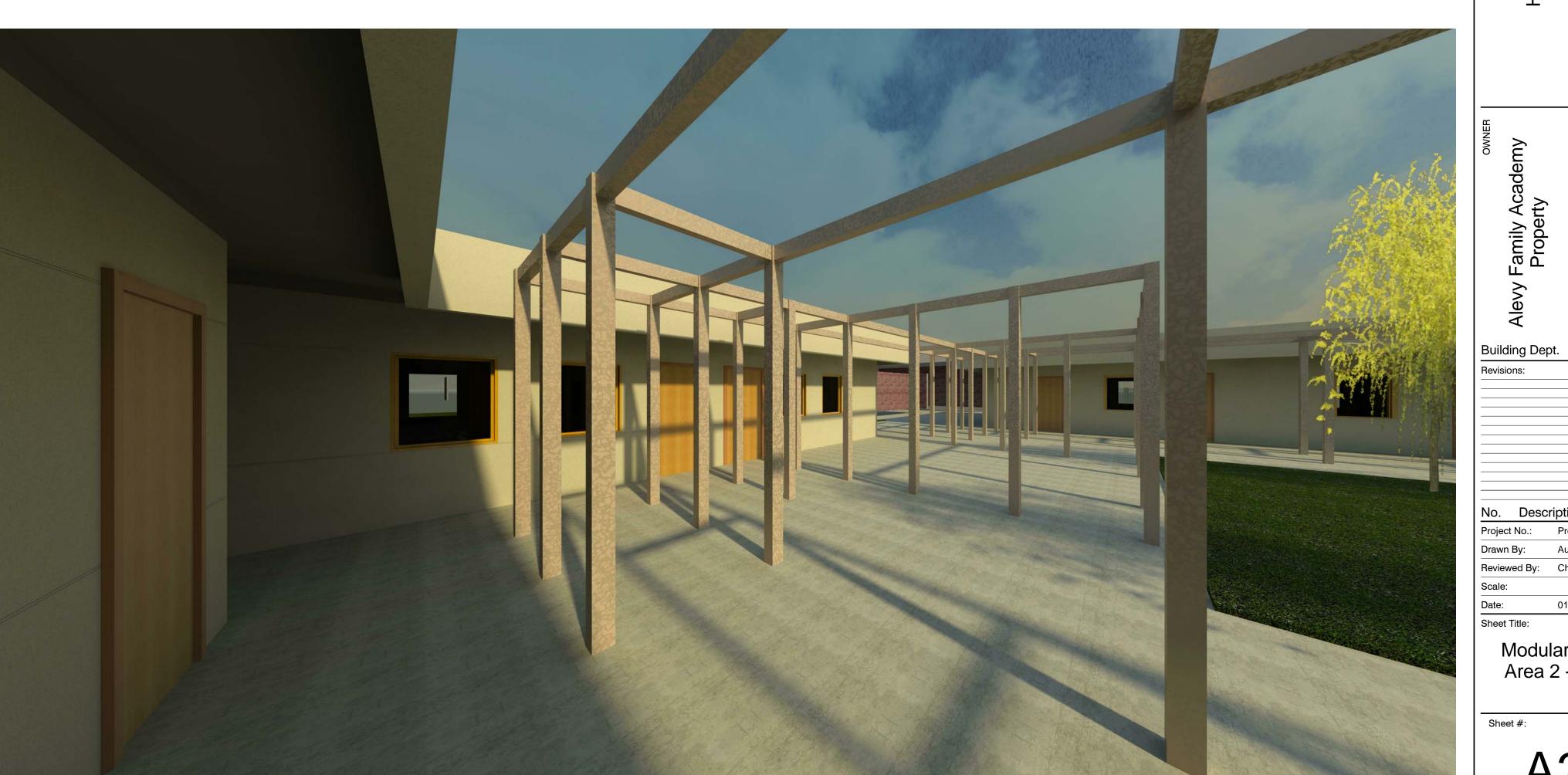
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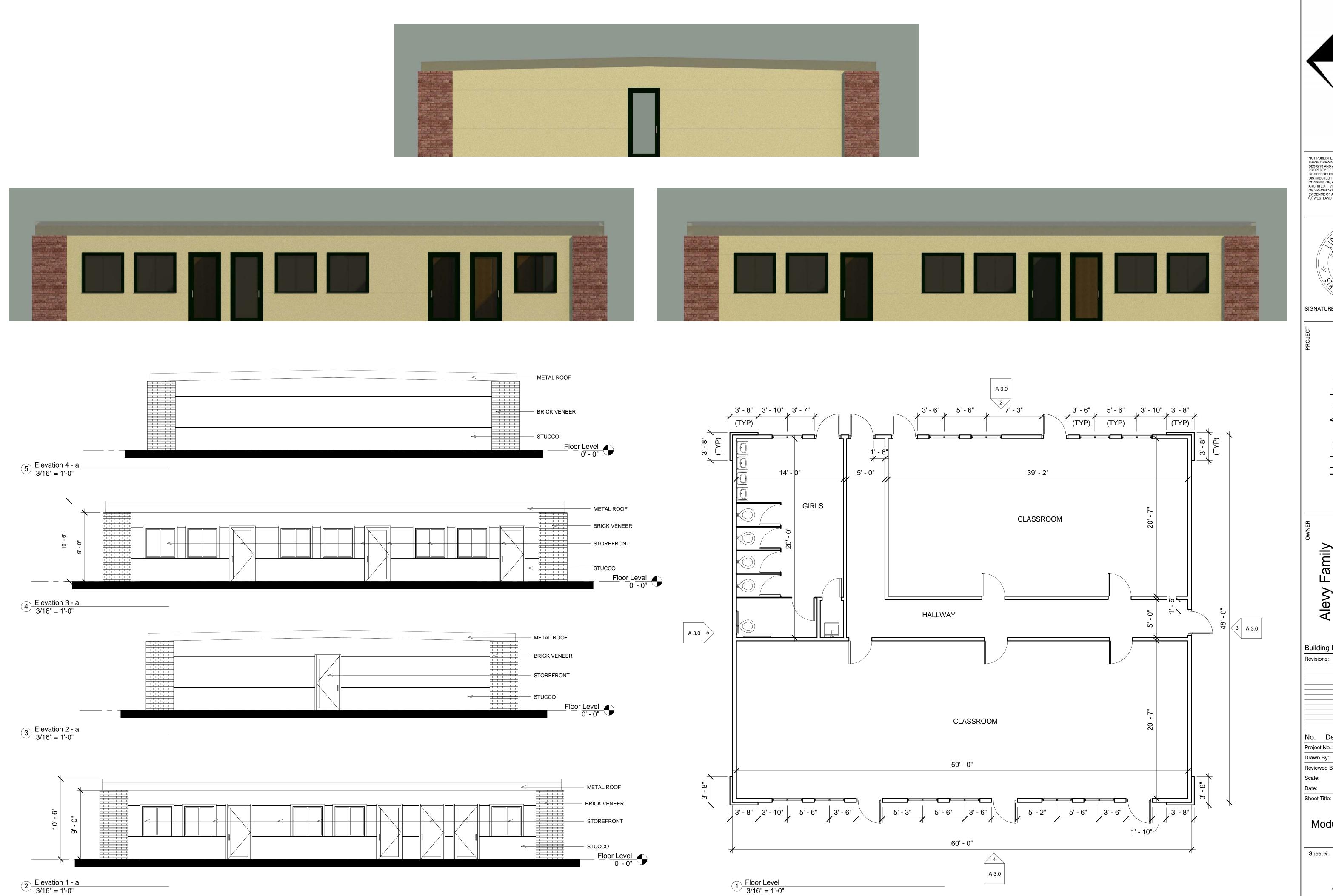
Sheet Title: Modular Classroom -Area 2 - Renderings











Exp. 1-31-17 SIGNATURE DATE:

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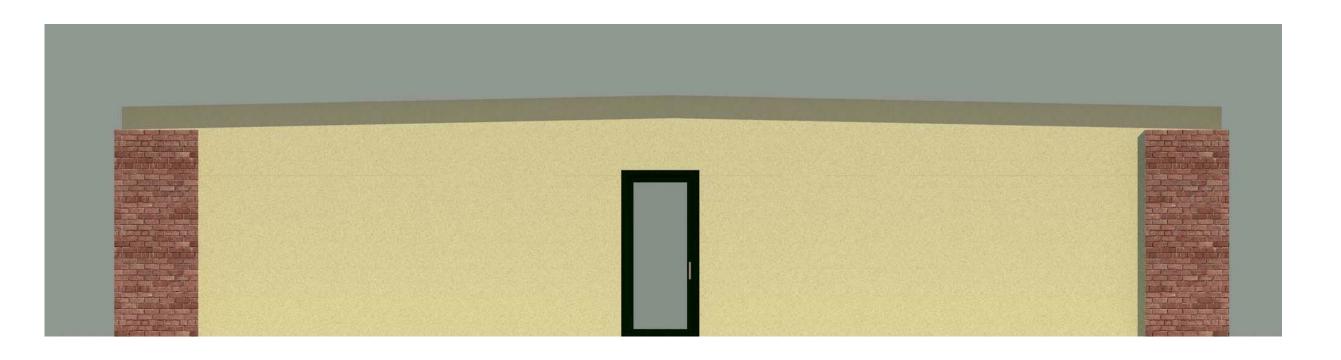
Family Property Alevy F Academy I

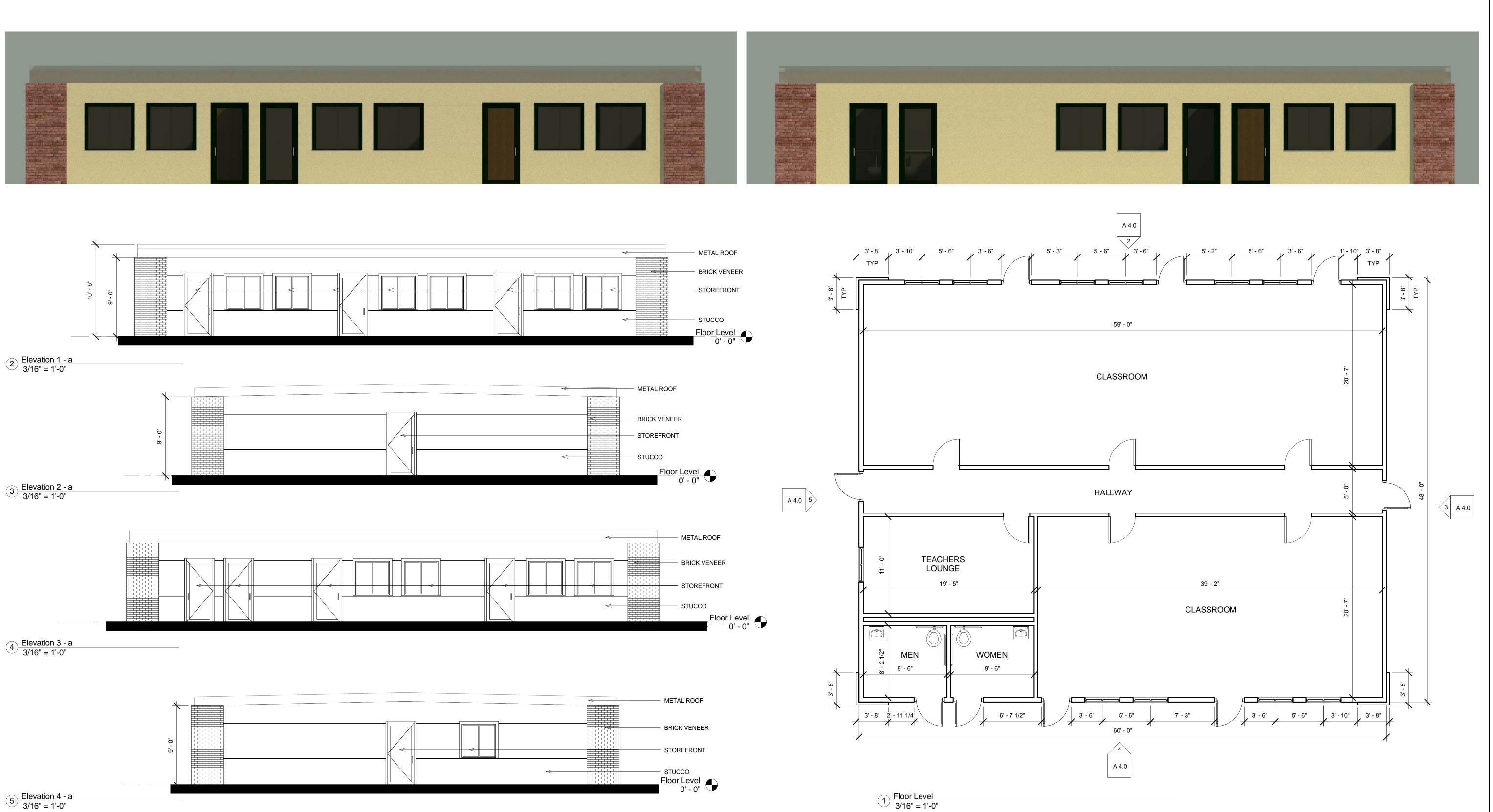
Building Dept. XX-XX-18 Revisions: No. Description

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

Area 1 Modular Classroom - Type A

Sheet #:







No. C11870

Exp. 1-31-17

SIGNATURE DATE:

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PROJECT

Academy

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14401 Willow Lane Huntington Beach. CA 92647

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California Non-Profit
Corporation

20 W. Willow Street

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Acalifornia Non
Corporation
Corporation
S20 W. Willow S
Long Beach, CA
(310) 639-71
(310) 639-9216

No. Description

Project No.: Project Number

Drawn By: Author

Reviewed By: Checker

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 Checker

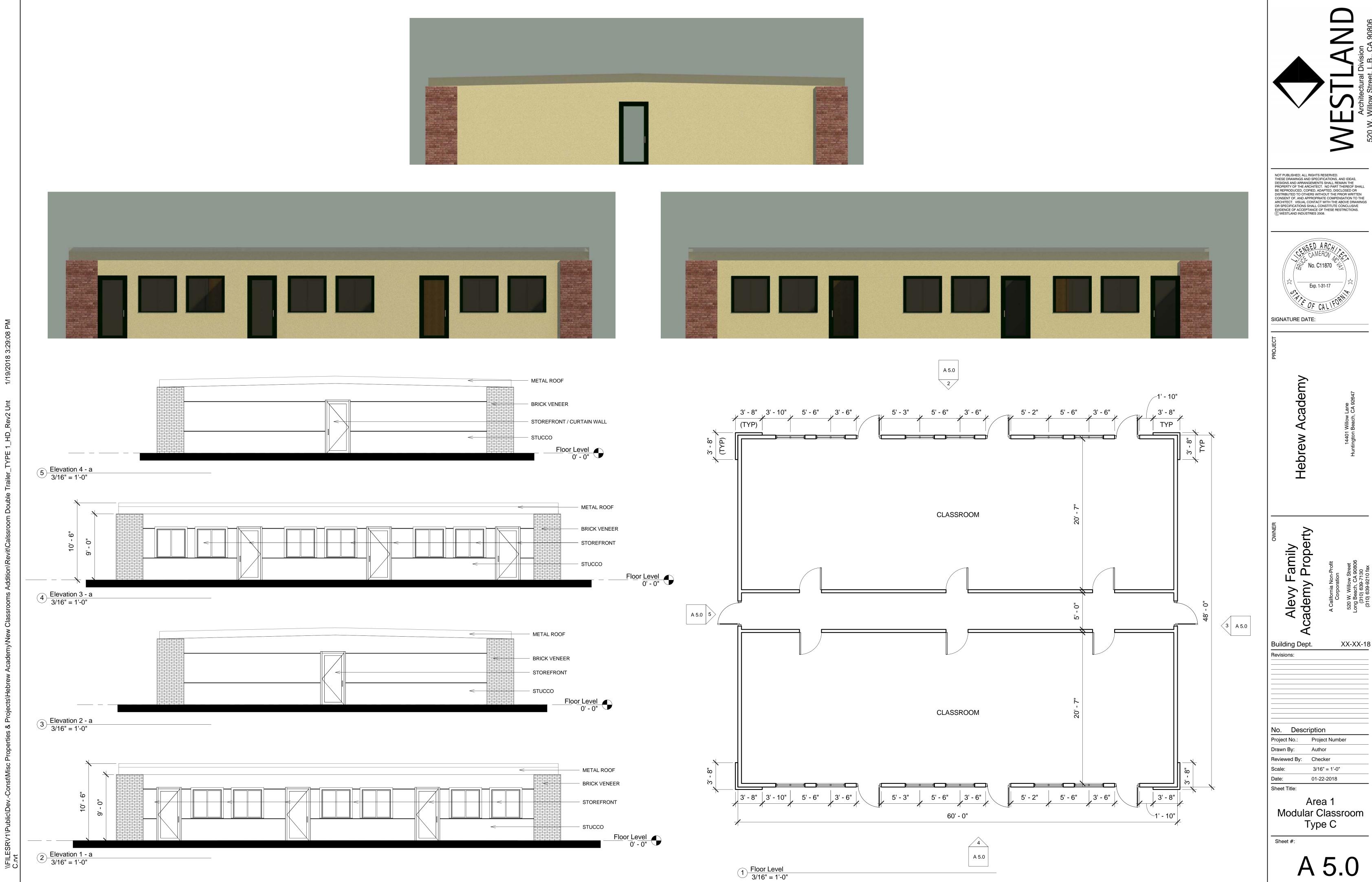
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 01-22-2018

 Sheet Title:

Area 1 Modular Classroom - Type B

Sheet #:
A 4.(





Exp. 1-31-17 SIGNATURE DATE:

Academy

Hebrew

Alevy Family Academy Property XX-XX-18

Building Dept.
Revisions:

No. Description Project No.: Drawn By: Reviewed By: 3/16" = 1'-0" Scale: 01-22-2018 Sheet Title:

Area 2 Modular Classroom Type D

Sheet #:

SIGNATURE DATE:

Academy

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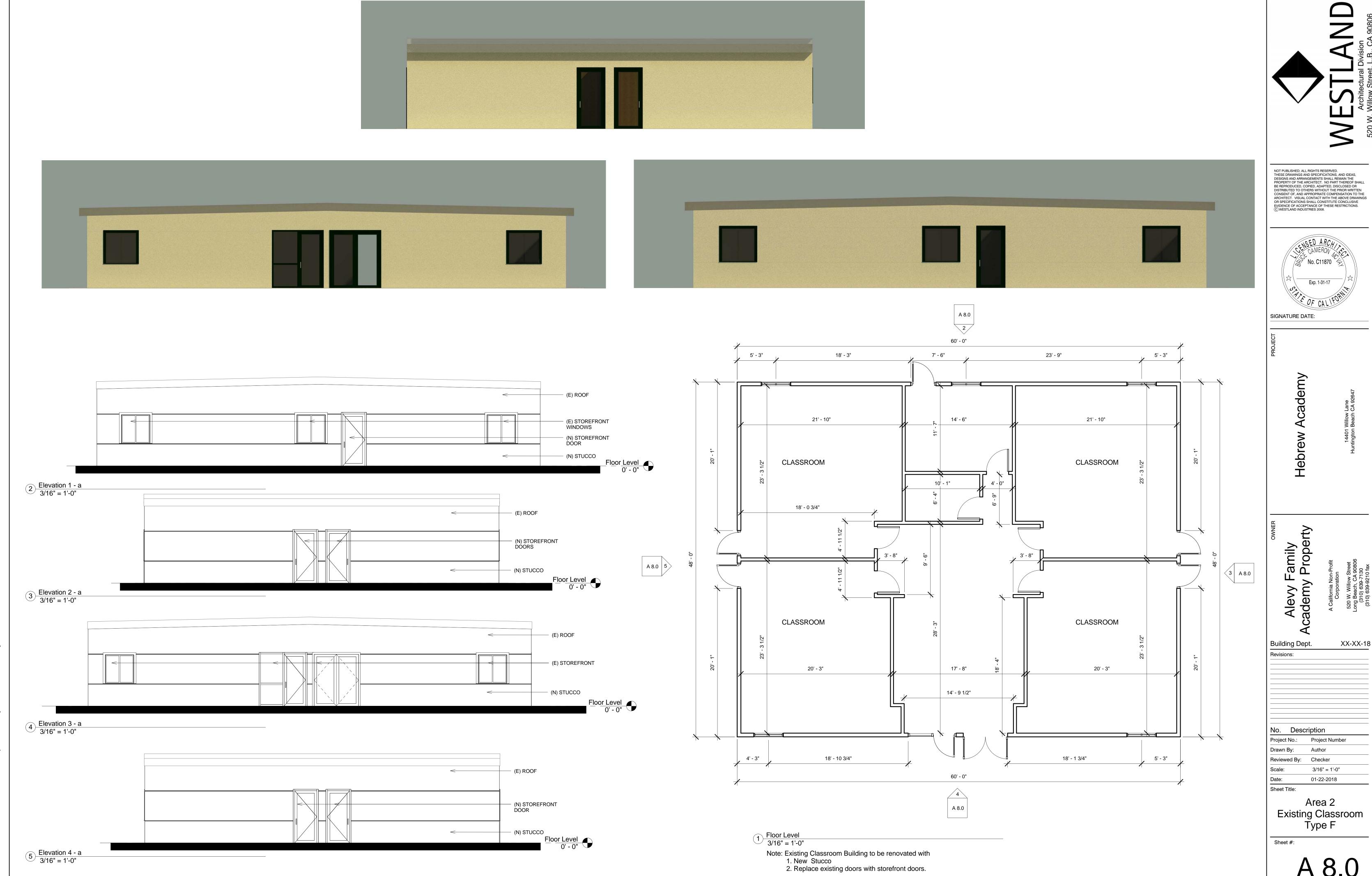
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No. Description Project No.: Project Number Drawn By: Author Reviewed By: Checker 3/16" = 1'-0" 01-22-2018

Sheet Title:

Area 2 Modular Classroom Type E

Sheet #:



SIGNATURE DATE:

XX-XX-18

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

Area 2 **Existing Classroom** Type G

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



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Hebrew Academy

Alevy Family Academy Property

Building Dept. XX-XX-18
Revisions:

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Project No.: Project Number

Project No.: Project Number

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Reviewed By: Checker

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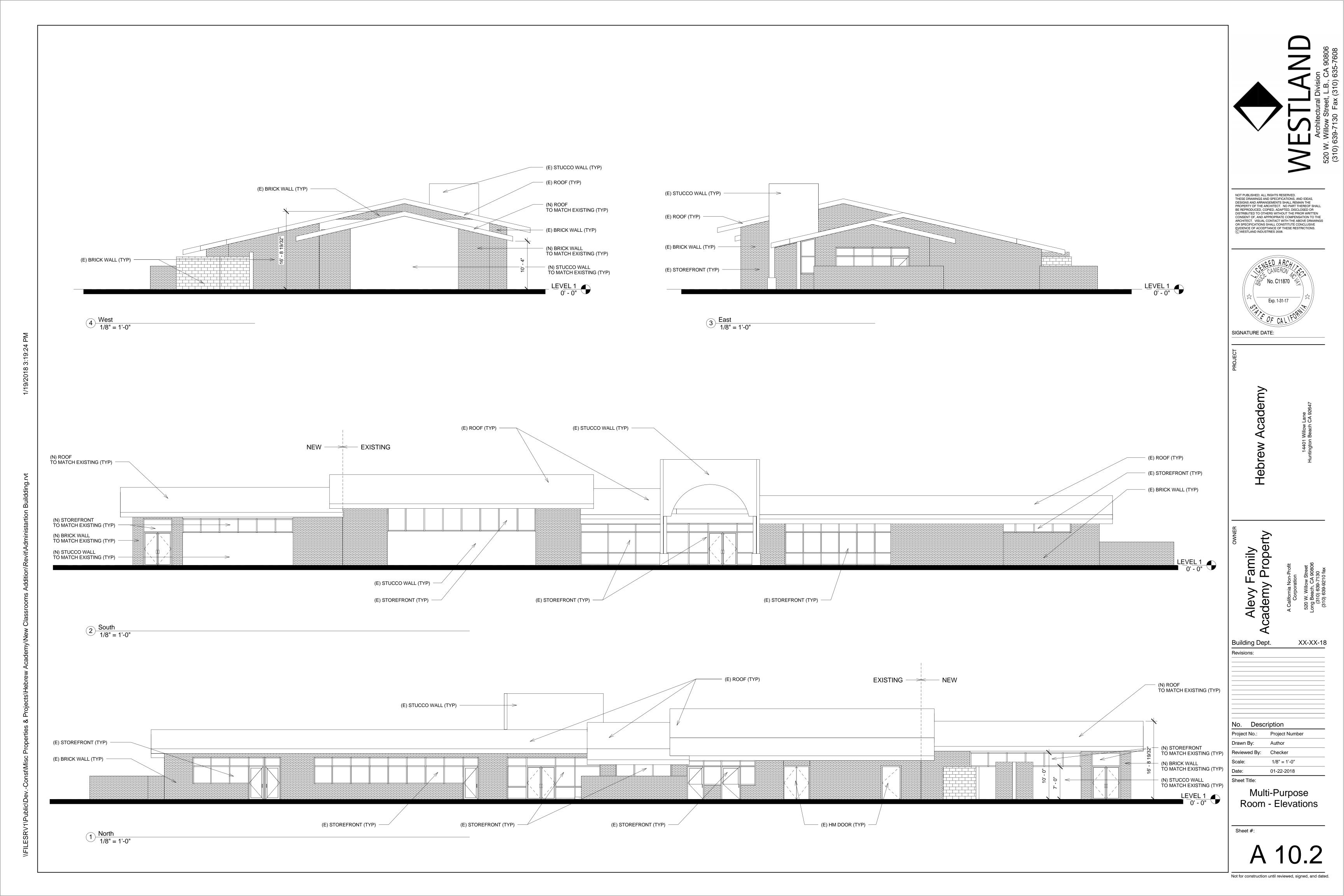
Date: 01-22-2018

Sheet Title:

Multi-Purpose Room - Existing Floor Plan

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A 10.0





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















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Hebrew Academy

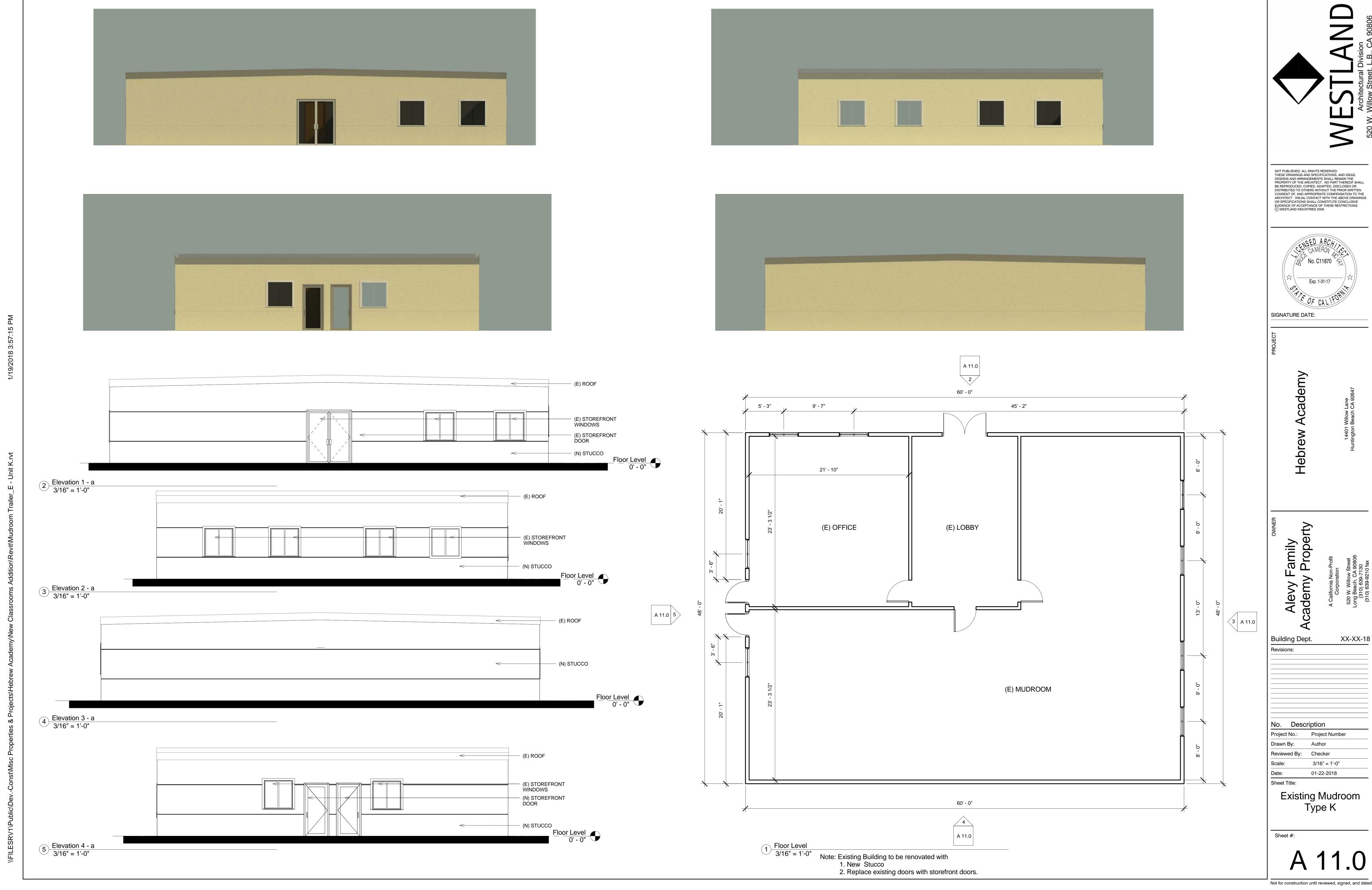
Alevy Family Academy Property

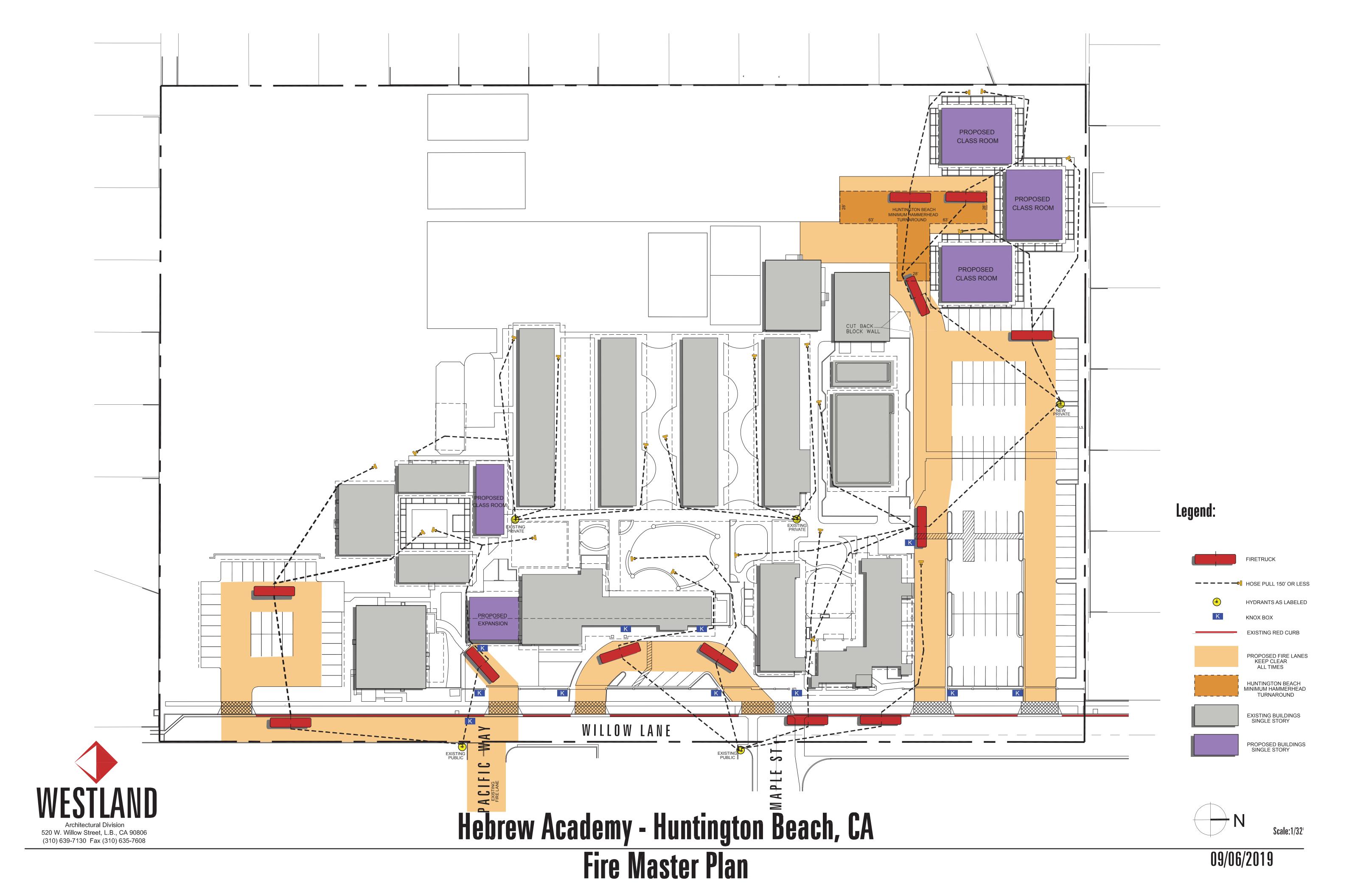
Building Dept.
Revisions: XX-XX-18

No. Description Project No.: Drawn By: Author Reviewed By: Checker 12" = 1'-0" 01-22-2018

Sheet Title: Multi-Purpose Room - Renderings

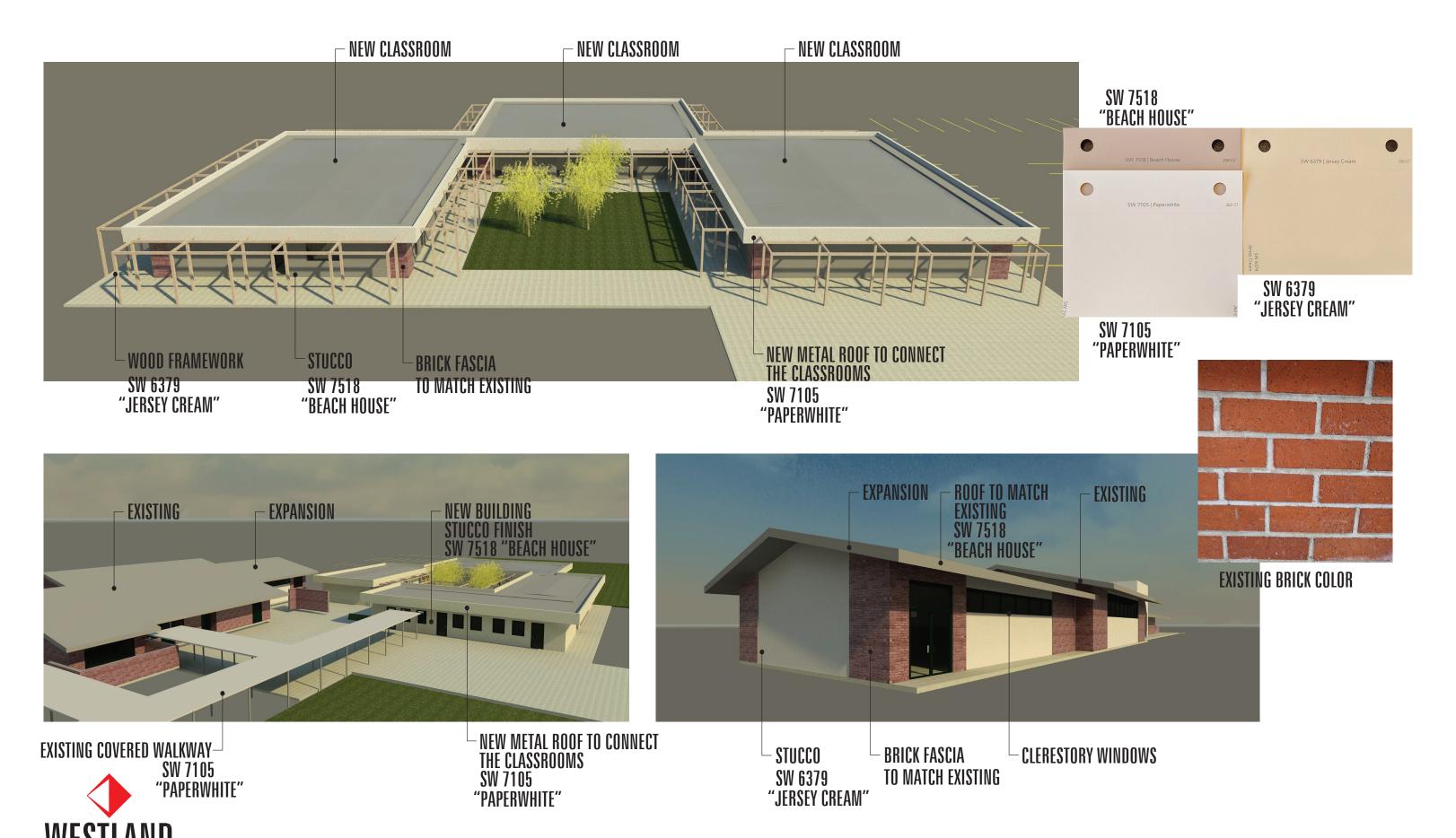
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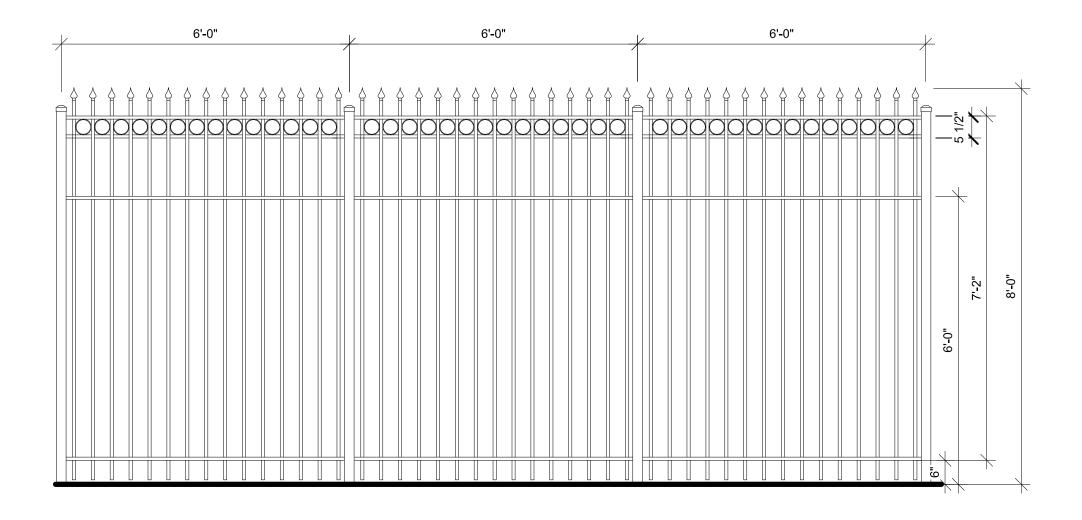




Hebrew Academy - Huntington Beach, CA

520 W. Willow Street, L.B., CA 90806 (310) 639-7130 Fax (310) 635-7608

RCVD. 1.16.20





Proposed Color to match existing SW 6379 "JERSEY CREAM"





Hebrew Academy - Huntington Beach, CA

01/15/2020 DS

Scale: 1/2"=1'-0"