

General Plan Amendment (GPA) No.20-002
Zoning Map Amendment (ZMA) No. 20-002
Tentative Tract Map (TTM) No. 19136
Conditional Use Permit No. 20-024
Mitigated Negative Declaration No. 20-002
(Gisler Residential)

21141 Strathmoor Lane

September 14, 2021



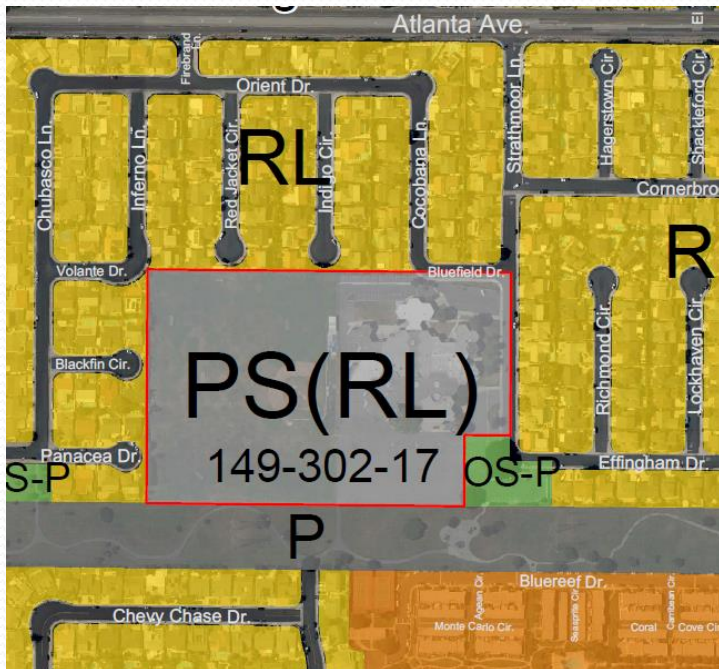
PROJECT SITE

- Located at 21141 Strathmoor Lane
- 13.9 gross acre former Gisler School
- Gisler School operated from 1973 to 1986
- Brethren Christian School operated from 2001 to 2019

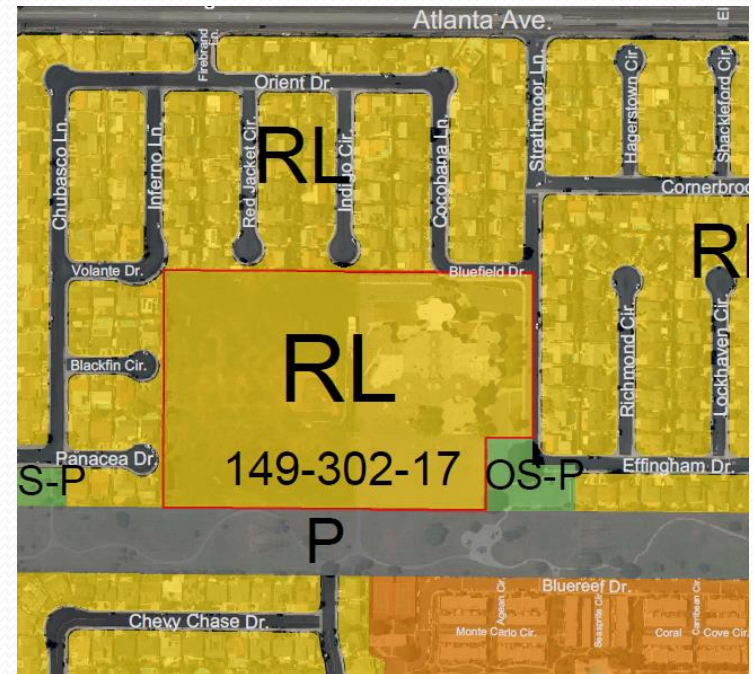


REQUEST

GPA 20-002 - To amend the land use designation from Public-Semipublic (underlying Residential Low Density) (PS(RL)) to Residential Low Density (RL)



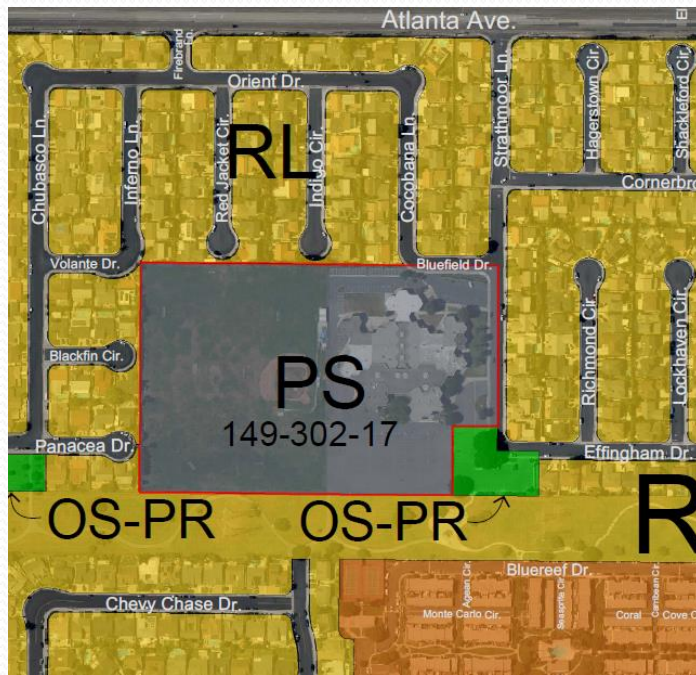
Existing



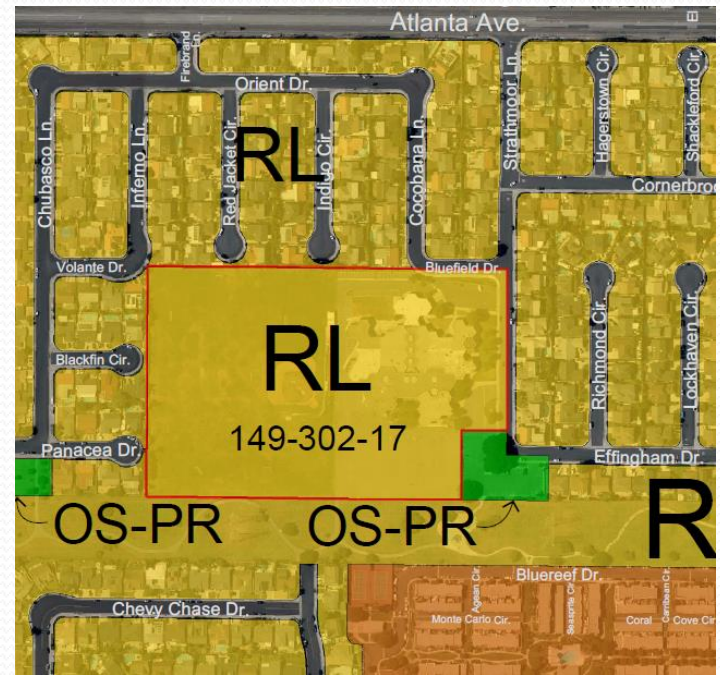
Proposed

REQUEST

ZMA 20-002 - To amend the zoning designation from Public-Semipublic (PS) to Residential Low Density



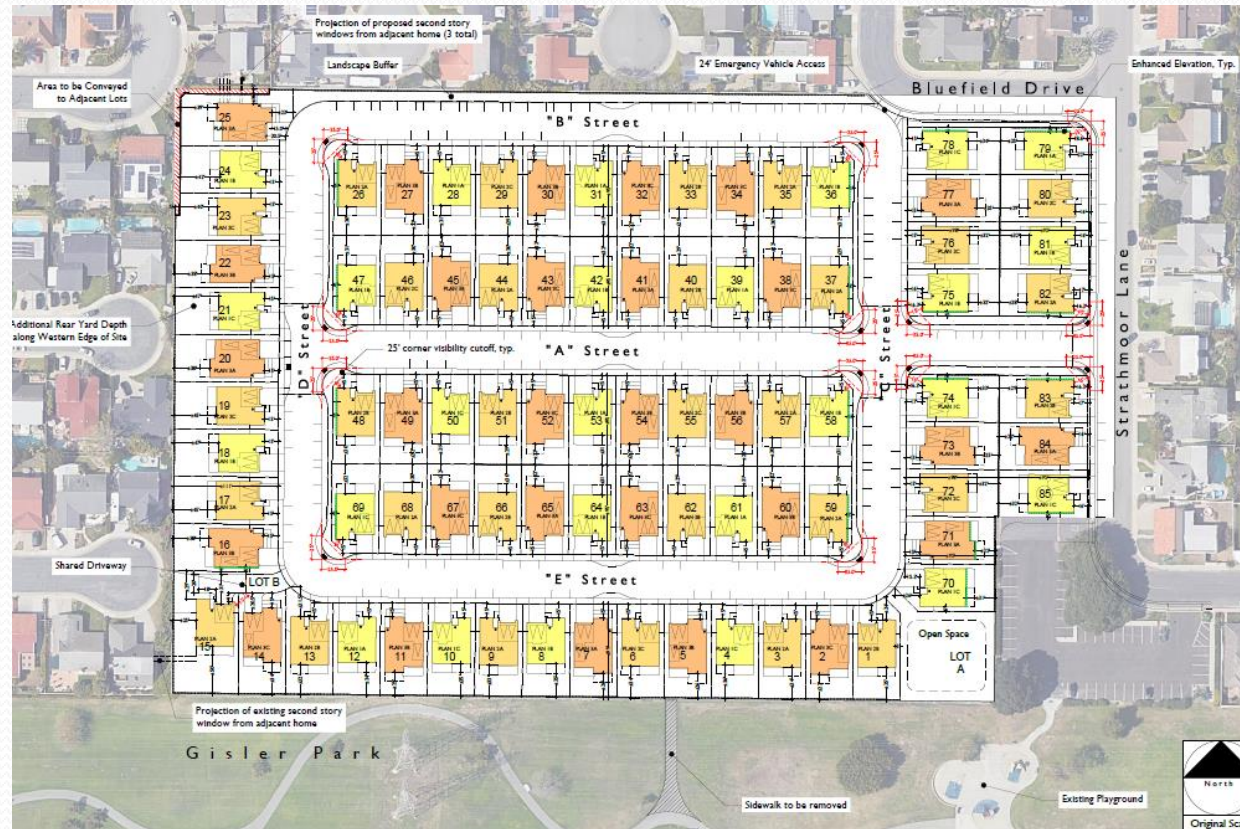
Existing



Proposed

REQUEST

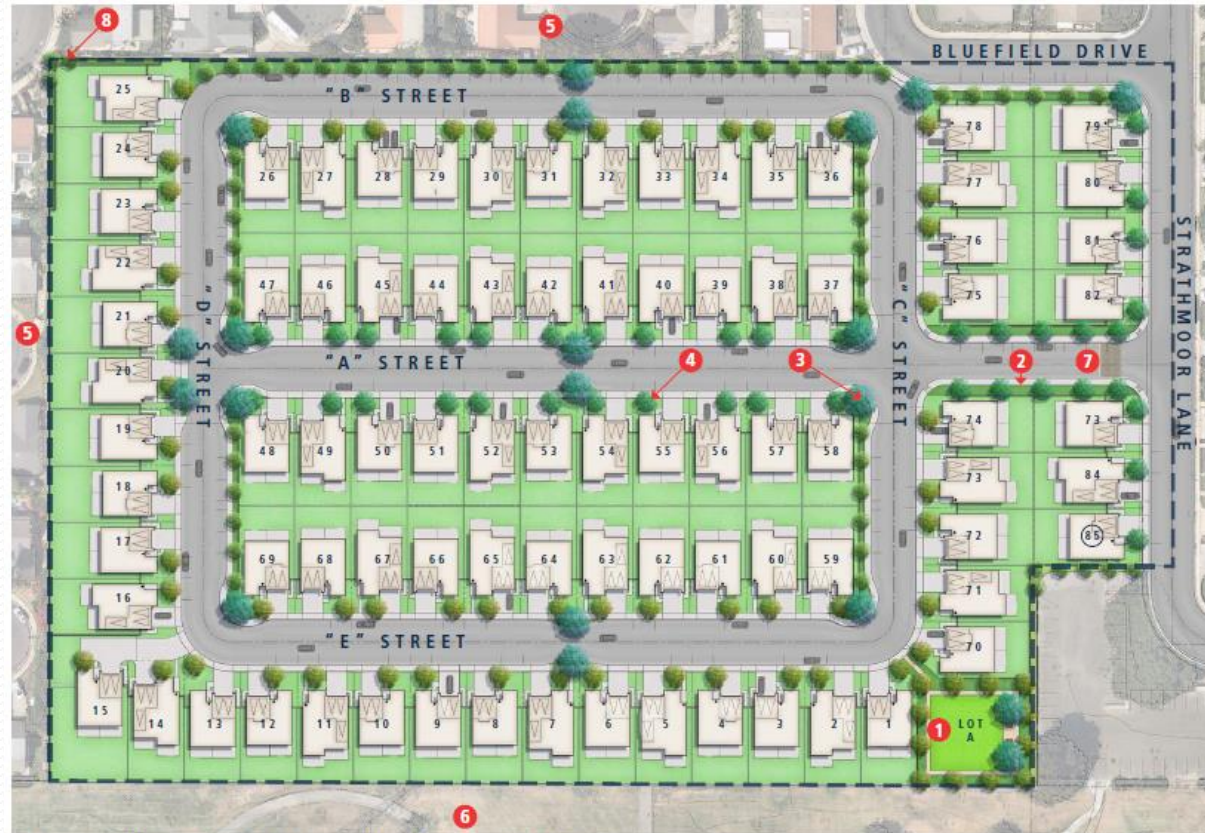
TTM 19136 – To subdivide a 13.9 gross acre site into a Planned Unit Development (PUD) project with 85 SFR numbered lots with reduced size and width and 15 lettered lots for private streets, open space, and landscaping



REQUEST

CUP 20-024 – To allow retaining walls over 2 feet tall topped with a 6 foot tall wall/fence (at western and northeastern corners)

MND 20-002 – To analyze the potential environmental impacts of the proposed project



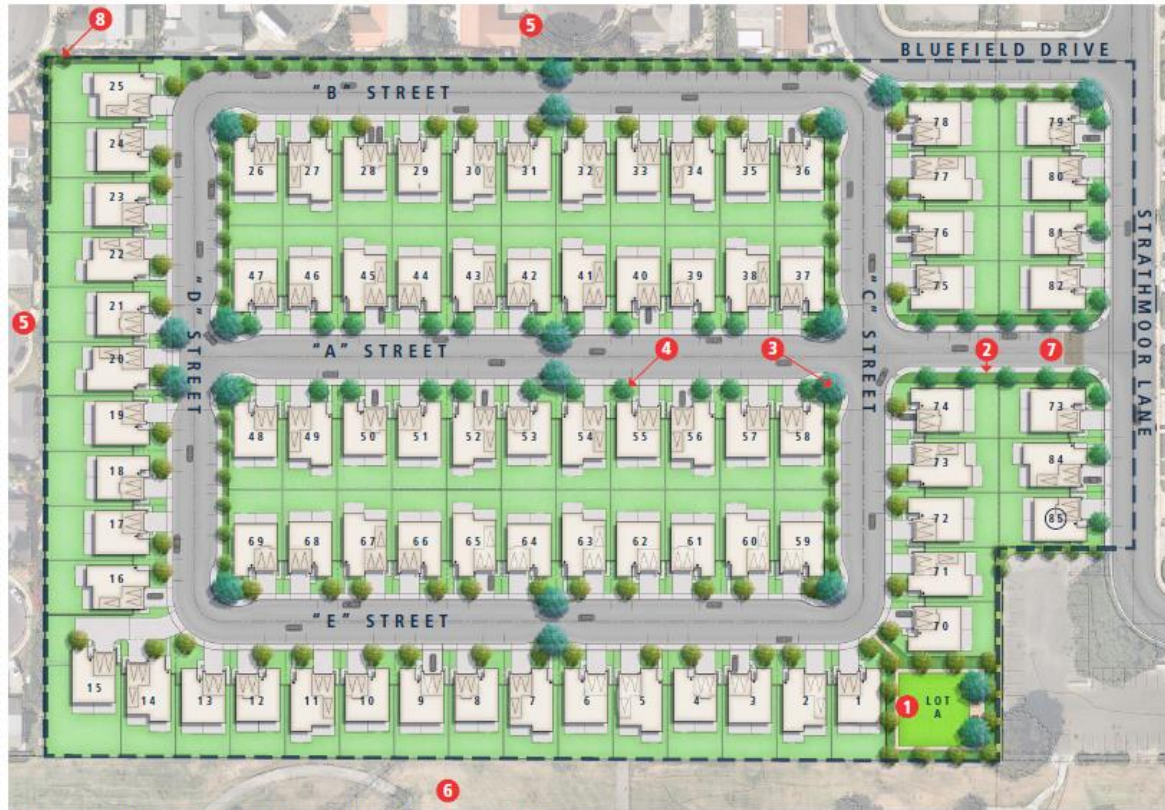
CONCEPTUAL LANDSCAPE ILLUSTRATIVE PLAN

LEGEND

- | | | |
|--------------------------|--|---------------------------------|
| 1 Open Space | 4 36" box Homeowner Front Yard Tree [1 per home] | 7 Vehicular Concrete Pavers |
| 2 Curb Adjacent Sidewalk | 5 Existing Residential | 8 Landscape Screening at Corner |
| 3 Corner Accent Planting | 6 Existing Park | |

REQUEST

- Project access off Strathmoor Lane; emergency access on Bluefield Drive
- City standard private streets 40 ft. curb to curb with parking and sidewalk both sides
- Landscaping along street corners, mid-block, and street side yards



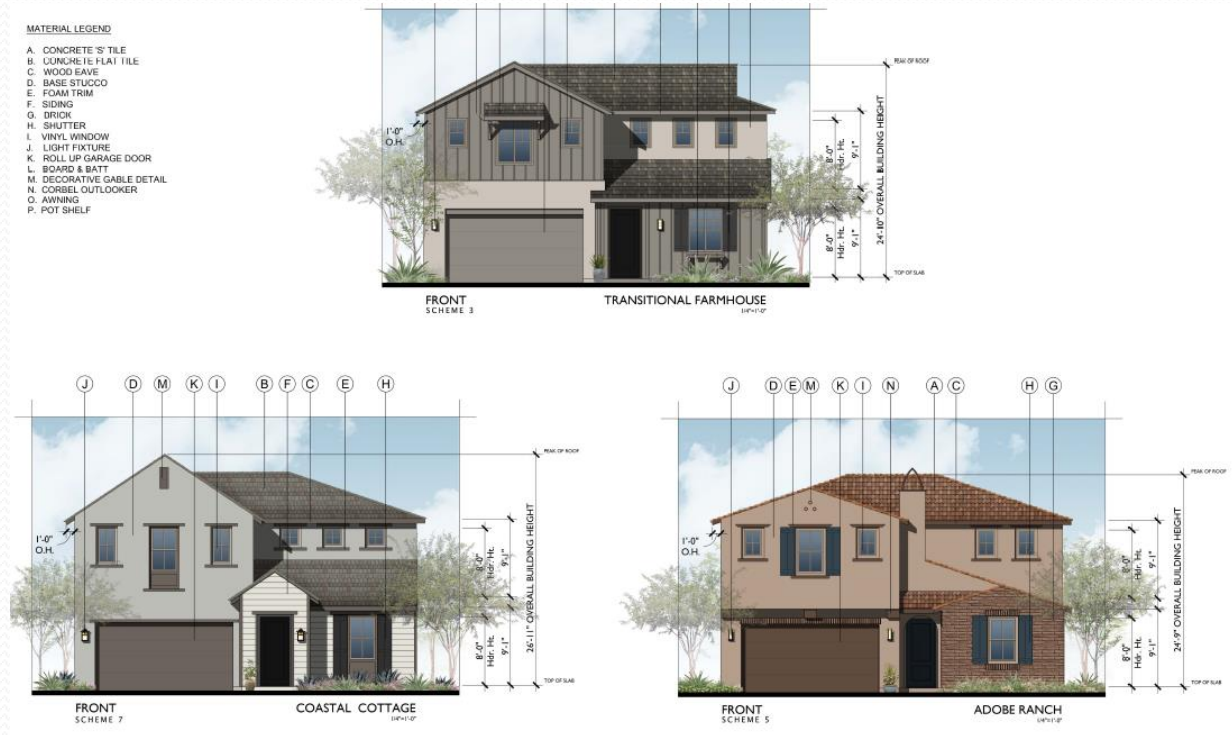
CONCEPTUAL LANDSCAPE ILLUSTRATIVE PLAN

LEGEND

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| 3 Corner Accent Planting | 6 Existing Park | |

REQUEST

- 3 floor plans with 3 architectural styles
- 2 stories; 2,800 to 3,200 s.f.
- 4-5 bedrooms and 2-3 car garages



REQUEST

- PUD includes residential lots with reduced size and width; code requires applicant to provide community benefits
- Lots average 4,952 s.f. and 50 ft. wide (in lieu of minimum 6,000 s.f. and 60 ft. wide in RL zone)
- Lots from 4,661 to 9,241 s.f.
- Most common size 4,750 s.f. (50 by 95 ft.)
- Project density 6.23 dwelling units per net acre (RL permits 7 du/ac)

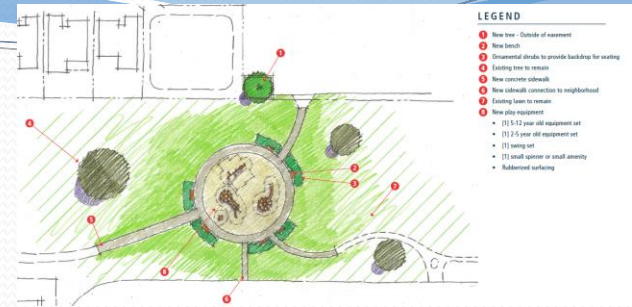
REQUEST

- Project required to provide community benefits that exceed minimum improvements required of project itself
- Community benefits proposed by applicant include:
 1. Gisler Park improvements
 2. \$250,000 towards installation of sports field lights on HB City School District property for use by non-profit(s) like AYSO

REQUEST

Gisler Park improvements include:

1. Replace tot lot and construct combined play area (play equipment, benches, planters)
2. Replace 3,500 l.f. of walking path with 10 ft. wide concrete path
3. New walking path sections
4. Replace trash cans



A decorative graphic at the top of the slide consisting of several overlapping, wavy blue lines of varying shades, creating a sense of movement and depth.

SCHEDULE

The tentative Planning Commission public hearing – Sept. 28, 2021



END

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 14, 2021 8:30 AM
To: jeinerjwr@gmail.com
Cc: De Coite, Kim; Carr, Kim; Delgleize, Barbara; Fikes, Cathy; Jun, Catherine; Kalmick, Dan; Moser, Natalie; Peterson, Erik; Posey, Mike
Subject: RE: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Thanks, John.

Your message is being forwarded to the Planning Commission for their upcoming meeting.

Sandie Frakes
City Manager's Office
City of Huntington Beach
direct phone: 714.536.5249



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From: John Reiner <no-reply@gislerneighborhood.com>
Sent: Monday, September 13, 2021 9:08 PM
To: Carr, Kim <Kim.Carr@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>; Bolourchi, Farhad <farhad.bolourchi@surfcity-hb.org>; gislerneighborhood92646@gmail.com
Subject: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

09/13/2021

Mayor Kim Carr and Members of the City Council
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

RE: Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Dear Mayor and City Councilmembers:

I support Brookfield Residential's proposal for a new residential community on the site of the former Gisler school property.

Although Gisler Middle School was a benefit to the neighborhood and will be missed, the addition of quality homes, potential park improvements and other community-wide benefits will greatly improve the neighborhood. Additionally, funds from the sale of the property will help the school district to address much-needed facilities improvements.

Over time, shuttered school sites become magnets for illicit activity, the ever-growing homeless population and blight. Revitalizing these properties as quickly as possible not only helps the neighborhood to alleviate the potential for unwanted activity, but also helps to increase nearby property values.

A residential use at Gisler would bring new homes for both young adults who want to move back to their hometown and Huntington Beach families wanting to move into a larger home to accommodate their expanding families. Furthermore, providing new homes in this range helps address the current housing shortage.

We appreciate that Brookfield Residential is offering the opportunity for community input. As Huntington Beach residents, we have the best insight to providing solutions to meet the needs of area residents.

Please approve this new neighborhood when it is brought before you.

Sincerely,
John Reiner
jeinerjwr@gmail.com
(714) 756-0311
21112 COCOBANA LN
HUNTINGTON BEACH, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 14, 2021 8:30 AM
To: jcolley486@aol.com
Cc: De Coite, Kim; Carr, Kim; Delgleize, Barbara; Fikes, Cathy; Jun, Catherine; Kalmick, Dan; Moser, Natalie; Peterson, Erik; Posey, Mike
Subject: RE: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Thanks, Joanne.

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direct phone: 714.536.5249



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From: Joanne Colley <no-reply@gislerneighborhood.com>
Sent: Monday, September 13, 2021 9:04 PM
To: Carr, Kim <Kim.Carr@surfcity-hb.org>; Bolton, Rhonda <Rhonda.Bolton@surfcity-hb.org>; Peterson, Erik <Erik.Peterson@surfcity-hb.org>; Posey, Mike <Mike.Posey@surfcity-hb.org>; Delgleize, Barbara <Barbara.Delgleize@surfcity-hb.org>; Kalmick, Dan <Dan.Kalmick@surfcity-hb.org>; Moser, Natalie <Natalie.Moser@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>; Bolourchi, Farhad <farhad.bolourchi@surfcity-hb.org>; gislerneighborhood92646@gmail.com
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Please approve this new neighborhood when it is brought before you.

Sincerely,
Joanne Colley
jcolley486@aol.com
(714) 785-0319
21112 COCOBANA LANE
HUNTINGTON BEACH, CA 92646

Ramos, Ricky

From: Frakes, Sandie
Sent: Tuesday, September 14, 2021 8:29 AM
To: jcolley486@aol.com
Cc: De Coite, Kim; Carr, Kim; Delgleize, Barbara; Fikes, Cathy; Jun, Catherine; Kalmick, Dan; Moser, Natalie; Peterson, Erik; Posey, Mike
Subject: RE: I Support Brookfield Residential's Proposal for the Re-Use of the Former Gisler Middle School Property

Thanks, Judith.

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Sandie Frakes
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direct phone: 714.536.5249



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