

Ramos, Ricky

From: Siordia, Isela
Sent: Monday, September 27, 2021 10:21 AM
To: Ramos, Ricky
Subject: FW: Field

FYI

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

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-----Original Message-----

From: Allan Greenberg <allangreenberg10@gmail.com>
Sent: Monday, September 27, 2021 10:19 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Field

To Whom it may concern,

I would like to voice our concern over the possibility of losing more field space. As our families fight the Covid pandemic, as-well as the screen pandemic we need every field possible to keep our families safe and outside.

Please keep our fields.

Regards,

Allan Greenberg
714-797-2249

Ramos, Ricky

From: Siordia, Isela
Sent: Monday, September 27, 2021 11:46 AM
To: Ramos, Ricky
Subject: FW: Gisler Field

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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-----Original Message-----

From: erin pheasant <kikiphez@yahoo.com>
Sent: Monday, September 27, 2021 11:44 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler Field

To whom it may concern,

I am writing regarding the proposed plans to take Gisler fields away from all of the local families in HB. As a 44 year old resident and former Region 56 soccer player, this is devastating news for us all. Currently my 13 year old plays for the same region, practicing 2 evenings a week here and playing all home games at this same location. There are not enough fields in our city as it is and to take the only one away that has lights is unacceptable! Are we only concerned about money rather than the mental and physical well-being of all of the people that use this space each day? Our children rely on this field to get away from the everyday stresses of life, yet do you not care or appreciate any of that? I ask you to reconsider what decisions are being made that benefit no one other than someone wanting a monetary gain...this will be extremely detrimental to those kids and families that have and currently use this as a place to make incredible memories and healthy choices.

If you would like more information from me, please let me know.

Kiki Pheasant

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Monday, September 27, 2021 1:02 PM
To: Ramos, Ricky
Subject: FW: Save Gisler School fields

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
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-----Original Message-----

From: Florinda Bailey <florindabailey@yahoo.com>
Sent: Monday, September 27, 2021 12:43 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Save Gisler School fields

Hello

I'm a 45 year resident of South Huntington Beach and both my children played sports on our city fields and graduated from Edison.

Sports were and continue to be a very important balance in our lives.

Now I am a grandmother and have grandchildren playing sports. My granddaughter is now playing soccer at Gisler.

My understanding is that you want to sell this property? Where will our children go?

We have been using Gisler field for practices and games and the field is always full of teams practicing during the week (late afternoon and evenings in the winter). All the fields are utilized on game day.

If you take away the fields where do our children go that have five fields and lights? You can't say go to another field because they are already at capacity and many of them don't have lights.

This is our community and as such we should be working together to agree on a viable plan before any decision is made on the selling of this property.

Thank you
Florinda and Jack Bailey
22322 Harwich Lane
Huntington Beach 92646

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Monday, September 27, 2021 1:17 PM
To: Ramos, Ricky
Subject: FW: Gisler Residential Project,

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
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From: Mr. C <lock.haven@live.com>
Sent: Monday, September 27, 2021 1:12 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler Residential Project,

Dear Huntington Beach Planning Commission,

I'm writing regarding the proposed Gisler Residential project. I'm against the project.

The reality is that Huntington Beach is short of sports field space; South Huntington Beach even more so. Sports fields with lights are practically an endangered species. A lot of parents and players need fields with lights to fit their schedules.

When the neighborhoods of Huntington Beach were being designed a conscious decision was made by the Planners of the time to use school sites for recreation. Agreements were reached amongst the City and School Districts with recreational spaces for the kids of Huntington Beach as part of the plan. Every sports field that disappears due to a school site being redeveloped is lost forever to future generations.

You have an important job. Will Rogers famously gave the following investment advice: "Buy land – they ain't making any more of it." My investment advice is "Preserve the sports field – they ain't making any more of them."

Thank you for your consideration.

Brian
HB Resident

Sent from [Mail](#) for Windows

Ramos, Ricky

From: Pam Bertsch <pam.bertsch@yahoo.com>
Sent: Monday, September 27, 2021 3:33 PM
To: Fikes, Cathy; Ramos, Ricky; Bolton, Rhonda; Carr, Kim; Posey, Mike; Moser, Natalie; Kalmick, Dan; Peterson, Erik; Delgleize, Barbara; Planning Commission
Subject: Brookfield Project/Gisler School

Dear Mayor Carr and City Council,

I am a resident in the immediate neighborhood of the proposed development at the Gisler school property. As a matter of fact, my home will share a wall with the new neighbors.

I support the plans for 85 homes. I believe this is the best use for the property, since it will no longer be used as a school. The property is public property, yes, but it is not open space. The school district decided to close the public school, the private school vacated, and now the property sits, vacant. It is a magnet for illicit activity. The fact remains, the school district decided to sell. With that sale, a new use for the property must be decided on. What is the best use? Not industrial, not commercial. The property rests right in the middle of single-family detached homes and a park. The logical conclusion is that this property must be zoned for housing.

For it to remain as open space, someone or some organization would have to purchase it at fair market value, an amount that would guarantee the most funds possible to return to the district to be used elsewhere at schools within the district. The city cannot afford to purchase the property for parkland, and no other person or entity has come forward with millions of dollars to purchase this land and leave it as open space.

Again, the logical conclusion is for this property to be utilized for homes. Thankfully, the developer has proposed to build a low-density neighborhood of homes more like the current neighborhood. With mandates currently coming out of the state to increase density even in low-density neighborhoods, i.e. SB9, I want to ensure that our neighborhood is planned well. Brookfield Residential's plan gives us this option. Single-family homes. Opportunity for input. Improvements to our park. And, to help address the loss of soccer fields, Brookfield has offered funds to help replace the lighted field elsewhere for AYSO.

Furthermore, property taxes are a major factor in new funding for the HBCSD. These units would generate more funds for our local schools.

Please approve this project and let's get it built before the state dictates the use for us.

Thank you in advance for your consideration.

Pam Bertsch

21121 Cocobana Lane

Huntington Beach, CA 92646

"If a fellow isn't thankful for what he's got, he isn't likely to be thankful for what he's going to get."

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 7:45 AM
To: Ramos, Ricky
Subject: FW: Gisler development

Isela Siordia

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Department of Community Development
City of Huntington Beach
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From: Rob Peterson <racegrader@gmail.com>
Sent: Monday, September 27, 2021 9:44 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler development

Planning commission

I'm writing to you in regards to the development proposed at Gisler. I am a 30+ year resident of HB, father of 2 daughters that use that facility on a weekly basis and field manager for AYSO Region 56.

It is my understanding one of the reasons for entertaining the development of the space is because it's not being used. This can't be further from the truth. I invite you to visit the field any weekday between 5pm and 8pm. Or a Saturday from 8am to 3pm. You will find hundreds of HB residents playing or watching soccer. These are kids that are outside exercising and learning valuable life lessons playing a sport. Something that is vital to our children's wellbeing especially now with the pandemic and lack of social engagement.

And the park is not just used for soccer. As a nearby resident I have never seen a time when there isn't someone on the field playing with kids, walking their dogs (although not allowed) or simply taking a walk.

If you're looking to do something with the area, why not consider a multi-use sports complex? Something desperately needed in SW Huntington Beach.

There is NO DOUBT about what is right for the residents of Huntington Beach. And that is to keep Gisler as open space. Please do the right thing and not allow that area to be developed.

--

Rob Peterson

President, RaceGrader.com & RaceShed.com

The "Go To" resources for the Southern California race community.

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Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 7:46 AM
To: Ramos, Ricky
Subject: FW: Gisler Field!!

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
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From: Lizz Swanson <lizzmps@yahoo.com>
Sent: Monday, September 27, 2021 10:28 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler Field!!

To Whom it May Concern,

Our two children have played AYSO soccer for Region 56 for over seven years. They are on the Extra teams for their division and when Covid hit, soccer was their only outlet to see their friends. Our city was one of the few cities that allowed games and practices, so we hosted (and continue to host) many home games, our fields are absolutely invaluable!!! Soccer is one of the few things that has kept us sane. Without enough fields, our kids will not be able to play, there simply isn't enough space!!

Please make field accommodations for our children!! Sports fields are very tight in Huntington Beach. Our city supports extremely active sports programs with very little appropriate field space. Most other cities have several, well kept, sports parks. Our Gisler site is particularly valuable because it is large with five fields (over 20% of Region 56 fields), and it is the ONLY field with LIGHTS. Field space with lights is critical. Our AYSO

coaches are volunteers, most with full time jobs, it is impossible to conduct weeknight practices in the fall and winter without lighted fields.

We are requesting that you zone fields in place of Gisler, or allow us to keep the current fields. Please give our kids a place to play, learn valuable skills and stay out of trouble.

Sincerely,
Lizz Swanson
Lizzmps@yahoo.com

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 7:46 AM
To: Ramos, Ricky
Subject: FW: Brethren/Gisler sports field importance

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
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From: Kimberly Ahmann <kimberly.ahmann@gmail.com>
Sent: Monday, September 27, 2021 7:44 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Brethren/Gisler sports field importance

Dear HB City Council Members-

I am writing to you tonight to ask that you DO NOT vote in favor of approving the development of the Brethren/Gisler sports fields. This is one of the few sports fields in Huntington Beach available to AYSO soccer and other sports programs. It is also the only field I am aware of that has lights for sports practices. This field has been very important to our family over the past 7+ years and it's overcrowding of teams proves that it is important to many other HB families as well.

Thank you,
Kimberly Ahmann

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 7:47 AM
To: Ramos, Ricky
Subject: FW: Another misleading and fraudulent project from the Planning Staff. Deny the 9/28/2021 Planning Commission public hearing item 21-644
Attachments: 230.24 Small Lot Development Standards.pdf; PC_public hearing item 21-644 September 28, 2021.pdf; Att 10 - Responses to Comments Draft MND No_.pdf

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
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From: Tony <tsboardhh@gmail.com>
Sent: Monday, September 27, 2021 5:11 PM
To: Planning Commission <planning.commission@surfcity-hb.org>; CITY COUNCIL <city.council@surfcity-hb.org>
Subject: Another misleading and fraudulent project from the Planning Staff. Deny the 9/28/2021 Planning Commission public hearing item 21-644

Please add this email and attached documents to the **September 28, 2021 Planning Commission** public hearing item 21-644

Dear Planning Commission,

I am asking the Planning Commission to deny this project. The Staff is misleading the public and the Planning Commissioners. This is fraud.

1. This is not a Planned Unit Development(PUD). Per HBZSO 210.12 PUD's are attached buildings. This project is made up of 85 single family homes.

210.12 Planned Unit Development Supplemental Standards and Provisions

This section establishes supplemental development standards and provisions that shall apply to all planned unit developments.

A planned unit development shall provide a mutual benefit for the residents of the project as well as the general public. Examples of public benefits that may be provided in a planned unit development include, but are not limited to the creation of permanent open space, usable and appropriately located recreation facilities, the conservation of natural elements, land features and energy, and other public improvements. (3885-8/10)

A. **Maps.** A tentative and final or parcel map shall be approved pursuant to Title 25, Subdivisions.

B. **Project Design.**

1. Driveway parking for a minimum of 50% of the units shall be provided when units are attached by side.
2. A maximum of six units may be attached side by side and an offset on the front of the building minimum of four feet for every two units shall be provided.
3. A minimum of one-third of the roof area within a multi-story, multi-unit building shall be one story or less in height than the remaining portion of the structure's roof area.



- In the project's Attachment # 10, pg 41, the City strikethrough in red the language of PUD and small lot sizes. Question- why does the agenda list this project as a PUD with a ' "lots with reduced sizes"? This is fraud and misleading. What is this a play on words? Please show me the HBZSO's zoning code for " "lots with reduced

sizes"?

21-644

GENERAL PLAN AMENDMENT (GPA) NO. 20-002, ZONING AMENDMENT (ZMA) NO. 20-002, TENTATIVE TRACT MAP 19136, CONDITIONAL USE PERMIT (CUP) NO. 20-024, MIT NEGATIVE DECLARATION (MND) NO. 20-002 (GISLER RE

REQUEST:

To amend the land use designation from Public-Semipubl (underlying Residential Low Density) (PS(RL)) to Residen Density (RL); to amend the zoning designation from Public-Semipublic (PS) to Residential Low Density; to sub 13.9 gross acre site into a Planned Unit Development project consisting of single family residential numbered lots with reduced size and 15 lettered lots for private streets, open space, and landscaping; to allow retaining walls over 2 feet tall topped with a 6 foot wall/fence; to analyze the potential environmental impacts of the proposed project.

- **Small Lot Development-** This project is a small lot development because the minimum lot size is below the Residential Low Density (RL) size of 6,000 sq. ft. The minimum lot size for this project is 4,661 sq. ft, which means it needs to be zoned per the Small Lot Development standard found under HBZSO. 230.34.

21-644

GENERAL PLAN AMENDMENT (GPA) NO. 20-002, ZONING MAP AMENDMENT (ZMA) NO. 20-002, TENTATIVE TRACT MAP (T) 19136, CONDITIONAL USE PERMIT (CUP) NO. 20-024, MITIGATION NEGATIVE DECLARATION (MND) NO. 20-002 (GISLER RESID)

REQUEST:

To amend the land use designation from Public-Semipublic (underlying Residential Low Density) (PS(RL)) to Residential Density (RL); to amend the zoning designation from Public-Semipublic (PS) to Residential Low Density; to subdivide 13.9 gross acre site into a Planned Unit Development project consisting of single family residential numbered lots with reduced size and 15 lettered lots for private streets, open space, and landscaping; to allow retaining walls over 2 feet tall topped with a 6 foot tall wall/fence; to analyze the potential environmental impacts of proposed project.

- **Here is the real fraud.** The Staff is aware that per HBZSO 230.34, Small Lot Developments are NOT permitted in a Residential Low Density district.(RL). This is why the Staff is calling the project a "lots with reduced sizes". This is Fraud. The project is not a PUD because the residents are not attached and the lot sizes are below 6000sq, which means they are small lot developments. Deny this project.

21-644

GENERAL PLAN AMENDMENT (GPA) NO. 20-002, ZONING MAP AMENDMENT (ZMA) NO. 20-002, TENTATIVE TRACT MAP (TTM) N 19136, CONDITIONAL USE PERMIT (CUP) NO. 20-024, MITIGATED NEGATIVE DECLARATION (MND) NO. 20-002 (GISLER RESIDENTI

REQUEST:

To amend the land use designation from Public-Semipublic (underlying Residential Low Density) (PS(RL)) to Residential Low Density (RL); to amend the zoning designation from Public-Semipublic (PS) to Residential Low Density; to subdivide a 13.9 gross acre site into a Planned Unit Development project with single family residential numbered lots with reduced size and width and 15 lettered lots for private streets, open space, and landscaping; to allow retaining walls over 2 feet tall topped with a 6 foot tall wall/fence; to analyze the potential environmental impacts of the proposed project.

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 8:35 AM
To: Ramos, Ricky
Subject: FW: Residential Plans for Gilser Park

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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From: Christina Fenner <cafenner525@gmail.com>
Sent: Tuesday, September 28, 2021 8:33 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Residential Plans for Gilser Park

Good Morning -

I am writing on behalf of my entire family and the Huntington Beach sports community. We all know that a developer wants the Gisler Park land for home development. But we also know that their plans need to be approved and the land needs to be rezoned. I am begging you not to approved the plans and the rezoning. I know there is a rumor that "Gisler Park is not used" and this could not be further from the truth. My two daughters have been on numerous sports teams that have used Gisler Park extensively. Their teams are not the only ones!! Every evening, every weekend there is a sporting event or practice occurring. Often, our coaches needed to change practice times or days to find MORE field space because Gisler is so utilized. If Gisler is taken away, it will impact EVERY youth sports team in Huntington Beach. Gisler is a prized park in the fact that it has field lighting available. It is the only park/field that has the lighting and the size. There would be no other place for teams to practice after dark, and once the time changes there will be NO fields for the teams to play with lighting. As a mother of young daughters, this poses a huge safety issue. Appropriate lighting is needed for evening practices and games for EVERYONE's safety. Gisler offers that safety. The other fields in the City do not.

I do not understand why Huntington Beach is slowly taking away every green space to build more homes. Our fields and parks are such a precious commodity to the families that live in Huntington Beach, and I feel like the City is just taking them away for more and more homes. We do not need more homes in Huntington Beach. We need to update and maintain our parks to KEEP families in Huntington Beach. Taking away field space and parks will only hurt families like mine of Huntington Beach.

Gisler IS used - and used a lot. I cannot even fathom why someone would imply that it is not used or needed. That is a bold face lie. Whoever believes this obviously has never stepped foot on Gisler. Gisler IS needed. The community at large does NOT want Gisler to be developed or rezoned. We want the Gisler to remain as is for the families. Gisler contains over 20% of our local soccer fields. That equates to five large fields for games. Losing the field space would cause an enormous negative impact on youth soccer. There simply are not enough fields left. Losing Gisler would be a complete disaster, and one that the city and youth sports could never recover from.

I beg of you, from our family and all of the families in Huntington Beach, please do NOT approve the development plans or rezone Gisler. Keep Gisler for the youth of Huntington Beach, for my daughters and all the sons and daughters of Huntington Beach.

Sincerely,
Christina Fenner

Roland and Michelle Weedon
21831 Summerwind Lane
Huntington Beach, CA 92646

September 28, 2021

Dear Mayor Carr and City Council Members,

I understand that city funds for parks and city services are critically needed here in Huntington Beach, especially during the last year and a half with the pandemic. And for that matter, I understand that refurbishing or adding new equipment and facilities to our parks and plans have been put on hold this year.

I also know that housing development is relatively unpopular in our city. However, occasionally you have before you proposals that are more acceptable than the high-density development we have seen proposed lately. I believe we have to consider development, since the developer's fees are the only way for us to acquire funds for parks, public safety, capital improvement and infrastructure projects.

I have reviewed the plans for the new homes at the school site on Strathmoor and I am familiar with Brookfield as a homebuilder. It is my opinion that these new homes would be more beneficial financially than leaving the property "as is". Eighty-Five single-family detached homes are a much better fit than townhomes or apartments in this neighborhood, and Brookfield is a solid, reputable homebuilder that I believe will create even higher value. From what I've read, the developer's fees for this project will contribute greatly toward our parks, infrastructure, and public safety. It's hard to say no to those dollars in these times. And, when a low-density project comes along, it's hard to say no to that as well.

Let's replenish our city revenues and say yes to new housing in this location.

Thank you for your consideration.

Michelle Weedon

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 9:51 AM
To: Ramos, Ricky
Subject: FW: Pending approval Gisler site

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
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-----Original Message-----

From: JOANNE COLLEY <jcolley486@aol.com>
Sent: Tuesday, September 28, 2021 9:42 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Pending approval Gisler site

As a long time resident of Huntington Beach and member of the immediate community impacted by the proposed 85 single home project on the former Gisler Middle School site I would like to inform the members of the Planning Commission that I support the approval of this project. I have witnessed the steady decline and deterioration of the site with utilization by the homeless and as a nexus of criminal activity, specifically illegal drug trafficking that endangers our youth and the community. It's time to put a stop to this and approval of an appropriate, high quality housing project such as the one proposed is imperative. Please vote to approve and start the process of neighborhood enhancement in Huntington Beach.

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 10:05 AM
To: Ramos, Ricky
Subject: FW: redevelopment of Gisler

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
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From: Kirsten Doult Batley <traveldoult@hotmail.com>
Sent: Tuesday, September 28, 2021 9:56 AM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: redevelopment of Gisler

Good morning,

Please, please consider the needs of our existing community regarding the already limited field space when looking at the plan for the Gisler site. The school district has already sold off unused school land to developers who have built homes that families have moved into. This development brings more children who now need to attend schools (that become more crowded) and then also wish to play youth sports. We have so few fields available for sports! Furthermore, we have no fields in the area with LIGHTS. Please save this space for our children in HB!!

We use this field all the time! My boys (11 and 13) have had soccer practice there for years in the spring and fall. There is so much usage that sometimes practices go late into the evening, and well past sundown. Losing this field with nowhere else to go will not only hurt the sports programs but hurt our quality of life. What is the plan for providing more space with lights if Gisler is taken away? We need space, not money. We have this space, please allow us to continue using it.

Please do your civic duty for the residents of the city and save this space for us!

Thank you for your time and consideration.

Kirsten Batley

Augusta Circle, HB 92646

Gisler Residential Project

City of Huntington Beach
Planning Commission Meeting
September 28, 2021



Gisler Residential Project

85 Single Family Homes



Former Gisler School and Gisler Park



Gisler Park



Thank you.



Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 1:26 PM
To: Ramos, Ricky
Subject: FW: Brookfield Residential, Gisler property

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

Please read all instructions for setting up an account and submitting applications online through HB ACA before submitting a new application. If you have any questions on the submittal process after reading the instructions link below, please contact us at permitcenter@surfcity-hb.org.

*****HB ACA Help Center – Instructions to read before you apply online:**

<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Terry Crowther <terry@tlcrowther.com>
Sent: Tuesday, September 28, 2021 12:33 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Brookfield Residential, Gisler property

Dear Planning Commission,

My wife and I live at 21191 Richmond Circle and are in support of the 85 single family home development being proposed by Brookfield providing the lots can not be split and the buyers can not add a rental unit to their property.

Sincerely,

Terry & Sharon Crowther

TL Crowther – Life Sculptor
949-422-0476

Instagram: <https://www.instagram.com/tlcrowthersculptor/>

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 1:27 PM
To: Ramos, Ricky
Subject: FW: Gisler Residential Support

Isela Siordia
Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

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***HB ACA – Apply Online Here:

<https://huntingtonbeachca.gov/aca>

-----Original Message-----

From: Maria Spurgeon <maria.spurgeon3@gmail.com>
Sent: Tuesday, September 28, 2021 1:25 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler Residential Support

Dear Planning Commission,

We are residents of the neighborhood where Brookfield is planning to build homes. In fact we live on Strathmoor Lane right across from the school. All of our neighbors will be impacted by your decisions but there are about 12 of us who are on the "front line" so to speak.

Our neighborhood exemplifies all that is wonderful about Huntington Beach. While it was lovely to have Brethern Christian school as our neighbor, it is obvious that necessary repairs to the building make it too expensive for a school to move in. Financially speaking, HBCSD must sell this valuable property and upgrade Sowers JH.

Brookfield has offered the best and most logical solution. The homes will add value to our neighborhood and maintain the continuity of single family homes. Moreover, Brookfield has been completely transparent and inclusive throughout the past 18 months. We ask you to approve all measures today so this project can move forward. It is nerve-wracking to wait and wonder what will become of our neighborhood and having a stable plan to focus on is in the best interest of all parties.

Thank you for your time and consideration.
Cordially, Darrin and Maria Spurgeon

Sent from my iPhone

Ramos, Ricky

From: Siordia, Isela
Sent: Tuesday, September 28, 2021 2:08 PM
To: Ramos, Ricky
Subject: FW: Gisler site

Isela Siordia

Administrative Secretary
Department of Community Development
City of Huntington Beach
714-536-5271

The City of Huntington Beach's new electronic permit processing system HB ACA (Accela Citizen Access) is now open for submittals!

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<https://huntingtonbeachca.gov/help-center/>

*****HB ACA – Apply Online Here:**

<https://huntingtonbeachca.gov/aca>

From: Greg Ahmann <greg.ahmann@gmail.com>
Sent: Tuesday, September 28, 2021 2:02 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Gisler site

Planning Commission,

I am a HB resident of 22 years, live at 20582 Egret Ln, Huntington Beach, we have watched field after field disappear for developers who come in and build more houses. I have no problem with houses, I am in the construction industry also. I do have a problem with losing our athletic fields for money and no new fields. Please address this with the developer and make sure we still have some fields with lights carved out at the Gisler site. All my kids played AYSO soccer on those fields and it would be tragic to lose another athletic field for all the families of Huntington Beach.

Sincerely,

Greg Ahmann



Gisler Neighborhood

Planning Commission Hearing

September 28, 2021

Table of Contents

- I. Community Outreach Summary
- II. Community Outreach Timeline
- III. Example Support Letters

Community Outreach Program

The primary purpose of our Community Outreach program was to engage our surrounding neighbors, Huntington Beach residents, and community organizations to solicit their feedback and work together to find solutions that meet the needs of the Gisler community.

Process

Our community outreach program commenced in July 2020 with our team knocking on doors in the neighborhood to introduce the project and begin gathering input.

In order to disseminate information about Brookfield Residential's proposal for the re-use of the Huntington Beach City School District's Gisler school property, we:

- Walked door-to-door to meet our immediately adjacent neighbors;
- Held 3 large group meetings;
- Met individually with neighbors and offered additional meetings as often as necessary;
- Continue to meet one-on-one with neighbors and other interested parties;
- Created a website with up-to-date information;
- Provided a project-specific e-mail address for neighbors to engage with us; and
- Sent e-mail updates periodically.

Examples of Neighbor Participation

Feedback from neighbors is critical to the success of any project, since they know the neighborhood best, including traffic patterns, demographics, existing conditions, etc. We had valuable input provided over the duration of the program, which helped to shape the project in the following ways:

- Reduction in the number of homes to help address traffic concerns;
- Realignment of the entrance on Effingham to Strathmoor to help reduce speeds on Effingham and Strathmoor;
- Park improvements including additional and wider pathways and new and safer play equipment;
- Architectural designs to complement existing residences;
- Adjustment of lot sizes and setbacks adjacent to existing homes to address privacy concerns; and
- Strategic placement of windows to minimize views into neighboring properties.

The Gisler Re-Use team diligently pursued ways for the new neighborhood to fit into the existing surrounding neighborhoods by:

- incorporating the local style into our architectural concepts;
- providing a variety of home elevations in sizes compatible with surrounding homes;
- addressing traffic and public safety concerns;
- examining and increasing setbacks of the new development; and
- improving the neighborhood park for all to enjoy.

Every aspect of the Gisler re-use plan was created with the current residents in mind, as well as the welfare of the city.

Timeline of Community Outreach from July 2020 to Present

July 13, 2020	Neighborhood walk
July 2020-Present	Continued communication with neighbors and stakeholders, in-person and electronic
August 11, 2020	Virtual Community Meeting #1
August 22, 2020	One-on-one meetings with neighbors
September 2, 2020	One-on-one meetings with neighbors
November 9, 2020	Fall E-blast announcing security fence
November 13, 2020	Tour of Boys and Girls Clubs of Huntington Valley
December 15, 2020	Presentation to HB Kiwanis Club members
December 20, 2020	Holiday E-blast
January 28, 2021	Virtual Community Meeting #2
February 5, 2021	One-on-one meetings with neighbors
March 11, 2021	E-blast regarding sampling on property
March 12-19, 2021	Meetings w/directly adjacent neighbors to discuss wall options
March 26, 2021	E-blast regarding tree removal on city property
March-Sept. 2021	Meetings w/directly adjacent neighbors to discuss wall options
August 25, 2021	Virtual Community Meeting #3
September, 2021	One-on-one follow-up meetings with neighbors
September 21, 2021	Eblast regarding website update
October 16, 2021	Sponsorship of Boys and Girls Clubs of Huntington Valley Gala

Community Meetings

Brookfield Residential

August 2020 Webinar, complete with Polling Questions and Follow-Up Survey

Brookfield looks forward to meeting with you and hearing from the community as we share our preliminary plans for the project.

Please send your questions, comments and feedback to:
gisleneighborhood92646@gmail.com

How To Join The Webinar

Mon, Aug 10, 2020 4:30 PM - 5:00 PM PDT

Add to Calendar: [Outlook® Calendar](#) | [Google Calendar™](#) | [iCal®](#)

1. Click the link to join the webinar at the specified time and date:

[Join Webinar](#)

Note: This link should not be shared with others; it is unique to you.

Before joining, be sure to [check system requirements](#) to avoid any connection issues.

2. Choose one of the following audio options:

TO USE YOUR COMPUTER'S AUDIO:

When the webinar begins, you will be connected to audio using your computer's

Virtual large group meeting in August 2021





HUNTINGTON BEACH
CITY SCHOOL DISTRICT

BOARD OF TRUSTEES

Bridget Kaub • Shari Kowalke
Diana Marks • Paul Morrow, Ed.D. • Ann Sullivan

Superintendent: Leisa Winston, Ed.D.

September 22, 2021

Mr. Alan Ray
Chairperson, Huntington Beach Planning Commission and
Members of the Planning Commission
2000 Main Street
Huntington Beach, CA 92648

RE: SUPPORT FOR THE APPROVAL OF GISLER SCHOOL – CONVERSION TO RESIDENTIAL LAND USE

As the City is aware, the Huntington Beach City School District (District) is in escrow to sell the Gisler Middle School site property to Brookfield. As the dynamics of student generation and demographics shift, surplus property revenue has become critical to our ongoing improvements to our facilities.

Brookfield has developed a plan that is consistent with surrounding development and the single-family residential land use framework that has already been established in the neighborhood. Like other former school sites in Orange County, these locations become homes for families that generate students and property taxes, which are necessary revenue sources for the District.

The proceeds from this sale will be used primarily to fund the modernization or reconstruction of Sowers Middle School and pay off some of the District's long-term debt. Some of the important benefits of these improvements include developing collaborative spaces, improving natural light, improving technology infrastructure, and most importantly, creating innovative 21st-century learning environments for our students. Without the sale of this property, the District would not have the critical funds available to implement these improvements and equitable learning environments between the district's two middle schools, Sowers and Dwyer, which has already been modernized.

We recognize AYSO's interest in lighted soccer fields and appreciate our long-standing relationship, as they use the majority of our fields and we acknowledge the value that soccer provides to Huntington Beach youth. We are working with Brookfield to explore additional field options within the District. District staff are committed to working with Brookfield, which has provided funding to further study opportunities and constraints at several District locations. Brookfield has also indicated they are willing to contribute \$250,000 toward a possible alternative. We are working diligently to conclude this study as soon as possible and will continue to work with all parties. The HBCSD Board of Trustees has not committed any additional funds toward an alternative lighted field. It is important to recognize that the District's core mission is to provide an educational program that supports the academic and personal development of every student, and the funds from this sale would be fully expended to improve the Sowers Middle School learning environment in support of this goal.

We respectfully request the Planning Commission to approve the project on September 28 so the District can maintain its schedule, complete the transaction and close escrow in the next few months.

Sincerely,

A handwritten signature in blue ink, appearing to read 'L. Winston'.

Leisa Winston, Ed.D.
Superintendent

September 27, 2021

Mr. Alan Ray
Chair, Planning Commission
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92646

RE: Brookfield Residential's Proposed New Homes at Gisler Site – SUPPORT

Dear Chair Ray and Planning Commissioners,

Orange County Business Council (OCBC), the leading voice of business in Orange County, **is pleased to support Brookfield Residential's proposal to build much-needed housing at the former Gisler school property.**

One of OCBC's core initiatives is to advocate for the development of new housing to meet the current and future needs of Orange County's diverse workforce. OCBC's research on Orange County's housing needs includes the [2019-20 Workforce Housing Scorecard](#), which identifies an existing 58,000-unit shortfall countywide—which is expected to balloon to 114,000 units by 2045 without significant action. Employees of local Huntington Beach businesses especially benefit from new housing opportunities, as they must otherwise commute to work from other cities within or outside of Orange County, increasing congestion and preventing them from living where they work.

Brookfield's proposal to add to the City's housing supply by reusing the former Gisler school site helps address the need for housing for numerous demographics. This low-density project provides opportunities for residents with growing families and empty nesters alike to find a new home, freeing their current residences for others looking for a "move-up" opportunity. In addition to new tax revenue and economic development impacts, this proposal will also bring in new jobs during construction and new customers for local businesses.

OCBC respectfully asks the Planning Commission to consider the numerous, invaluable benefits this development will offer to residents, the surrounding business community and the City of Huntington Beach.

Sincerely,



Jennifer Ward
Senior Vice President of Advocacy and Government Affairs

cc: Members, Huntington Beach Planning Commission



Gisler Neighborhood <gislerneighborhood92646@gmail.com>

Brookfield Project/Gisler School

Pam Bertsch <pam.bertsch@yahoo.com>

Mon, Sep 27, 2021 at 3:32 PM

To: "cfikes@surfcity-hb.org" <cfikes@surfcity-hb.org>, "rramos@surfcity-hb.org" <rramos@surfcity-hb.org>, "rhonda.bolton@surfcity-hb.org" <rhonda.bolton@surfcity-hb.org>, "Kim.Carr@surfcity-hb.org" <Kim.Carr@surfcity-hb.org>, "mike.posey@surfcity-hb.org" <mike.posey@surfcity-hb.org>, "natalie.moser@surfcity-hb.org" <natalie.moser@surfcity-hb.org>, "dan.kalmick@surfcity-hb.org" <dan.kalmick@surfcity-hb.org>, "erik.peterson@surfcity-hb.org" <erik.peterson@surfcity-hb.org>, "barbara.delgleize@surfcity-hb.org" <barbara.delgleize@surfcity-hb.org>, "PLANNING.COMMISSION@SURFCITY-HB.ORG" <PLANNING.COMMISSION@surfcity-hb.org>

Dear Mayor Carr and City Council,

I am a resident in the immediate neighborhood of the proposed development at the Gisler school property. As a matter of fact, my home will share a wall with the new neighbors.

I support the plans for 85 homes. I believe this is the best use for the property, since it will no longer be used as a school. The property is public property, yes, but it is not open space. The school district decided to close the public school, the private school vacated, and now the property sits, vacant. It is a magnet for illicit activity. The fact remains, the school district decided to sell. With that sale, a new use for the property must be decided on. What is the best use? Not industrial, not commercial. The property rests right in the middle of single-family detached homes and a park. The logical conclusion is that this property must be zoned for housing.

For it to remain as open space, someone or some organization would have to purchase it at fair market value, an amount that would guarantee the most funds possible to return to the district to be used elsewhere at schools within the district. The city cannot afford to purchase the property for parkland, and no other person or entity has come forward with millions of dollars to purchase this land and leave it as open space.

Again, the logical conclusion is for this property to be utilized for homes. Thankfully, the developer has proposed to build a low-density neighborhood of homes more like the current neighborhood. With mandates currently coming out of the state to increase density even in low-density neighborhoods, i.e. SB9, I want to ensure that our neighborhood is planned well. Brookfield Residential's plan gives us this option. Single-family homes. Opportunity for input. Improvements to our park. And, to help address the loss of soccer fields, Brookfield has offered funds to help replace the lighted field elsewhere for AYSO.

Furthermore, property taxes are a major factor in new funding for the HBCSD. These units would generate more funds for our local schools.

Please approve this project and let's get it built before the state dictates the use for us.

Thank you in advance for your consideration.

Pam Bertsch

[21121 Cocobana Lane](#)

[Huntington Beach, CA 92646](#)

"If a fellow isn't thankful for what he's got, he isn't likely to be thankful for what he's going to get."



Gisler Neighborhood <gislerneighborhood92646@gmail.com>

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

BLAIR CAMPBELL <no-reply@gislerneighborhood.com>

Mon, Sep 27, 2021 at 12:40 PM

Reply-To: BLAIRCAMPBELL777@gmail.com

To: Kim.carr@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, erik.peterson@surfcity-hb.org, mike.posey@surfcity-hb.org, barbara.delgleize@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, natalie.moser@surfcity-hb.org, cfikes@surfcity-hb.org, city.council@surfcity-hb.org, farhad.bolourchi@surfcity-hb.org, gislerneighborhood92646@gmail.com

09/27/2021

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,
BLAIR CAMPBELL
BLAIRCAMPBELL777@GMAIL.COM
(714) 222-3586
[8532 LARTHORN DRIVE](#)
HUNTINGTON BEACH, CA 92646



Gisler Neighborhood <gislerneighborhood92646@gmail.com>

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

Maria Spurgeon <no-reply@gislerneighborhood.com>

Tue, Sep 28, 2021 at 1:29 PM

Reply-To: maria.spurgeon3@gmail.com

To: Kim.carr@surfcity-hb.org, Rhonda.Bolton@surfcity-hb.org, erik.peterson@surfcity-hb.org, mike.posey@surfcity-hb.org, barbara.delgleize@surfcity-hb.org, Dan.Kalmick@surfcity-hb.org, natalie.moser@surfcity-hb.org, cfikes@surfcity-hb.org, city.council@surfcity-hb.org, farhad.bolourchi@surfcity-hb.org, gislerneighborhood92646@gmail.com

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Sincerely,
Maria Spurgeon
maria.spurgeon3@gmail.com
(480) 570-0303
[21192 Strathmoor Ln](#)
HB, CA 92646

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 28, 2021



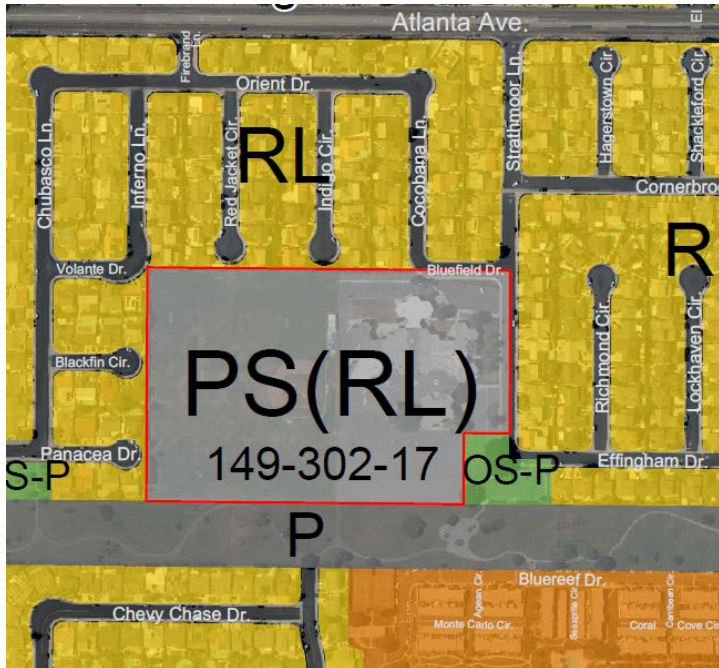
PROJECT SITE

- 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

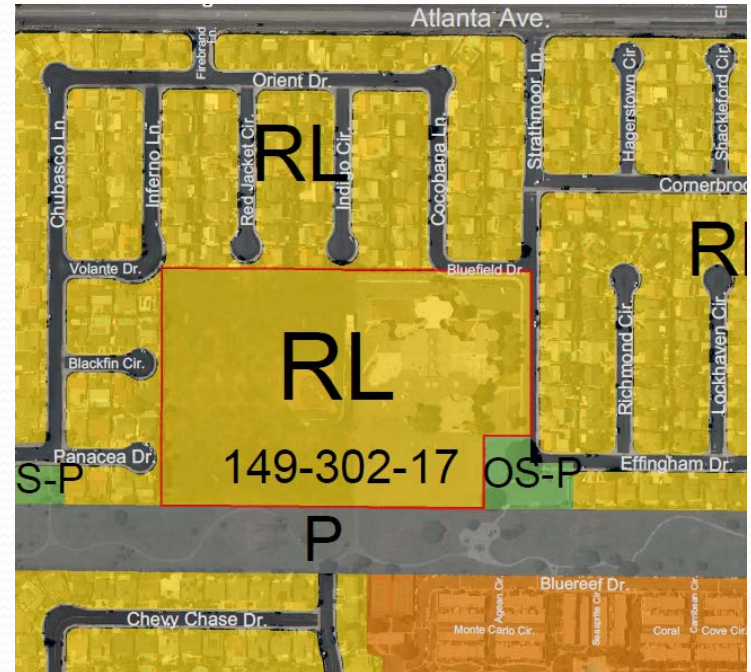


REQUEST

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



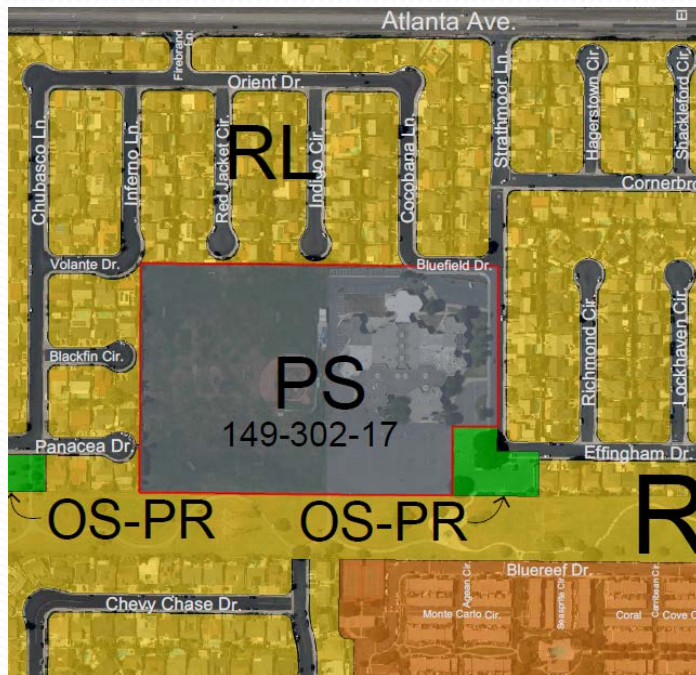
Existing



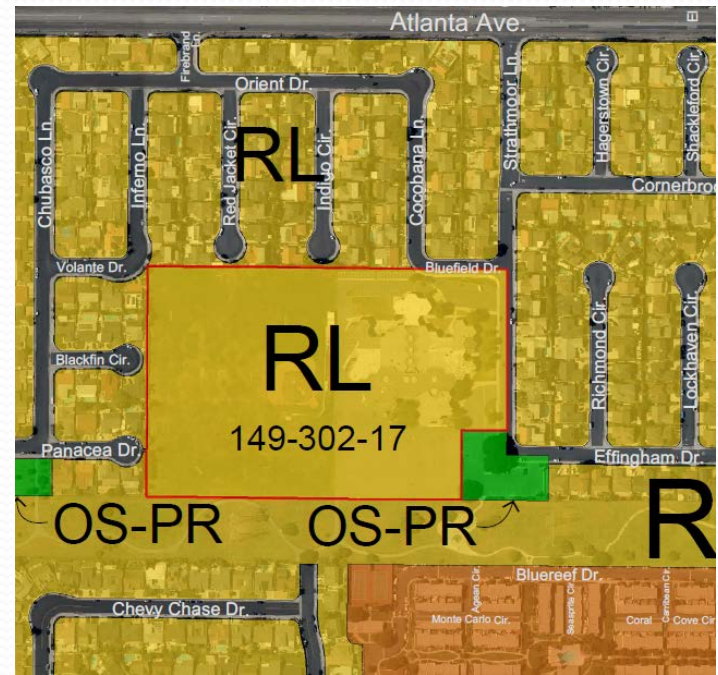
Proposed

REQUEST

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



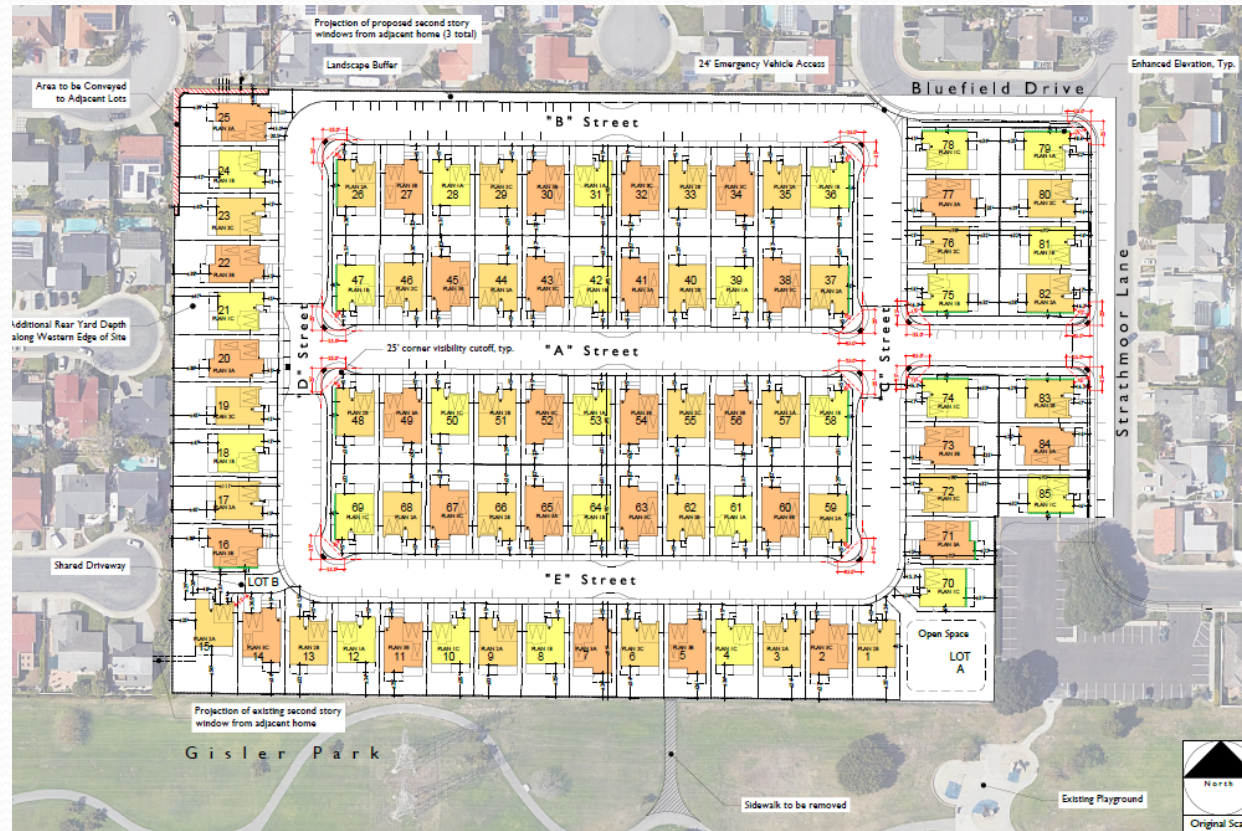
Existing



Proposed

REQUEST

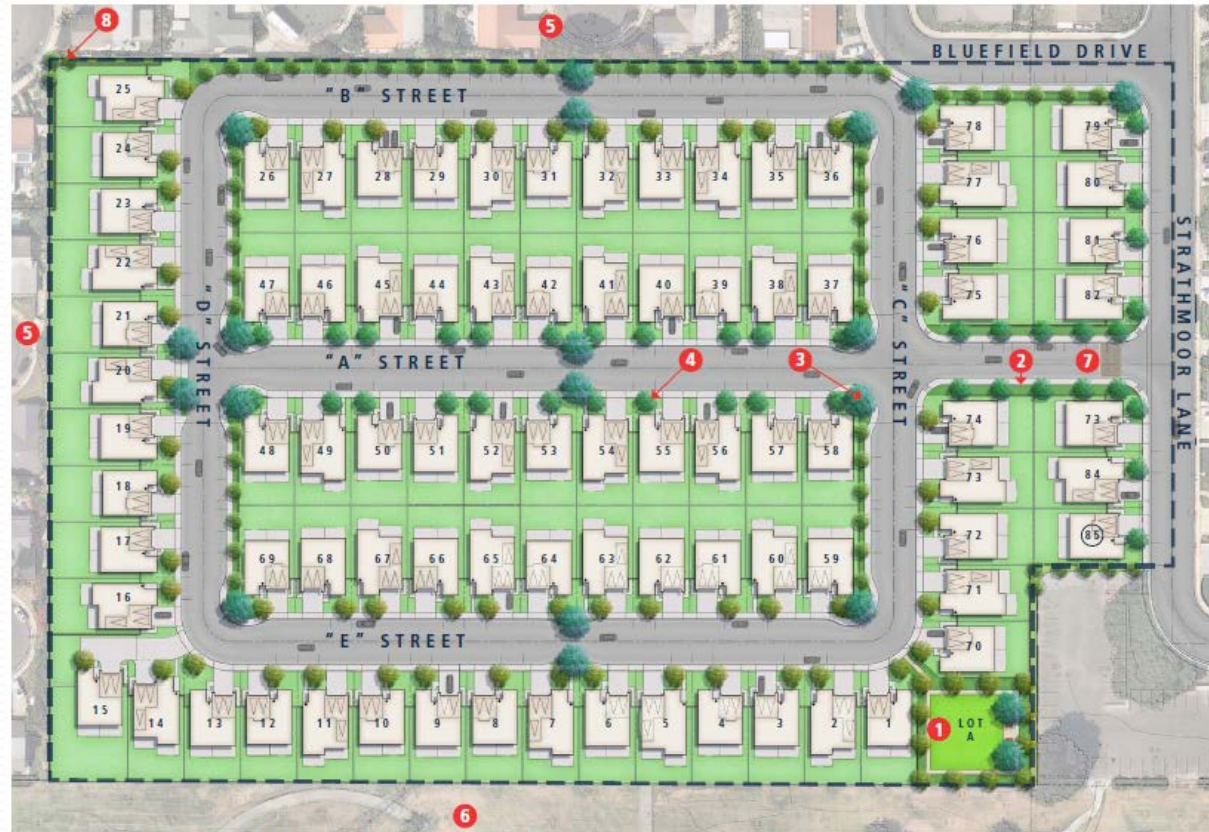
TTM 19136 – To subdivide a 13.9 gross acre site into a Planned Unit Development (PUD) project with 85 SFR numbered lots with reduced size and width and 15 lettered lots for private streets, open space, and landscaping



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



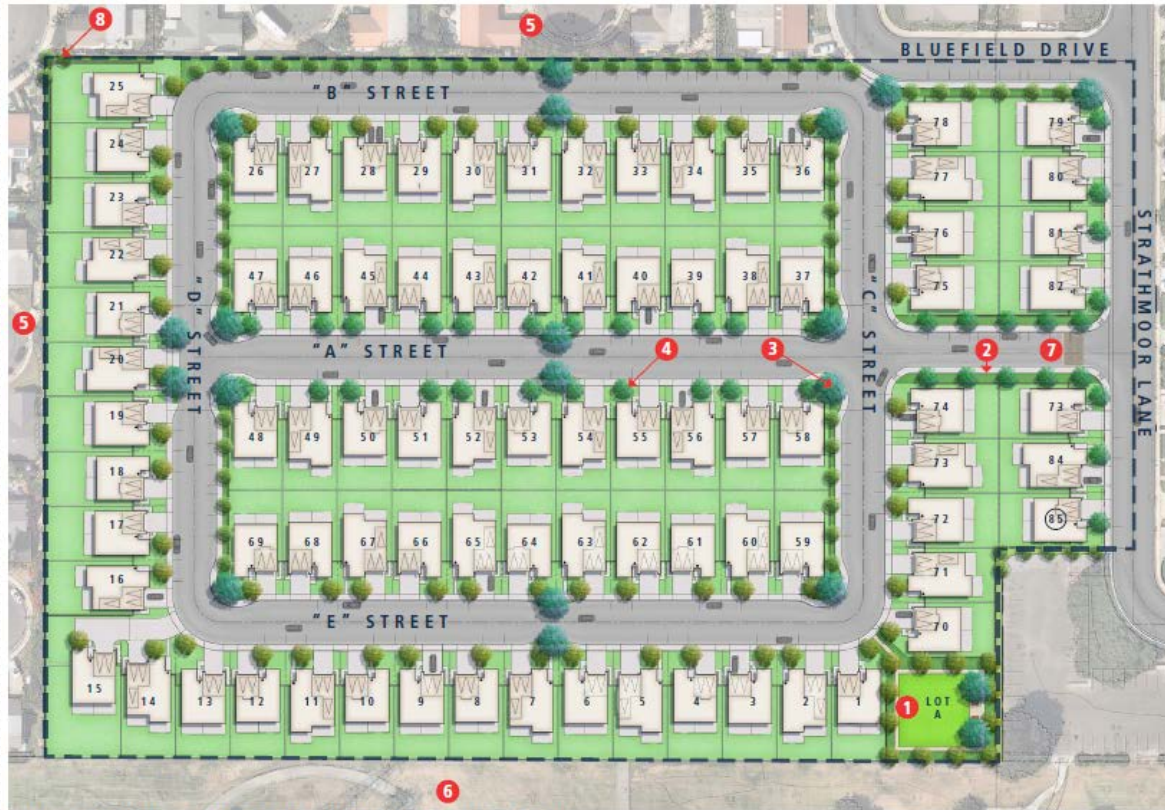
CONCEPTUAL LANDSCAPE ILLUSTRATIVE PLAN

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

0 25' 50' 100'
Scale: 1" = 50'-0"

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

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

MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. CONCRETE PLAT TILE
- C. WOOD EAVE
- D. BASE STUCCO
- E. FOAM TRIM
- F. SIDING
- G. BRICK
- H. SHUTTER
- I. VINYL WINDOW
- J. LIGHT FIXTURE
- K. ROLL UP GARAGE DOOR
- L. BOARD & BATT
- M. DECORATIVE GABLE DETAIL
- N. CORBEL OUTLOOKER
- O. AWNING
- P. POT SHELF



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)

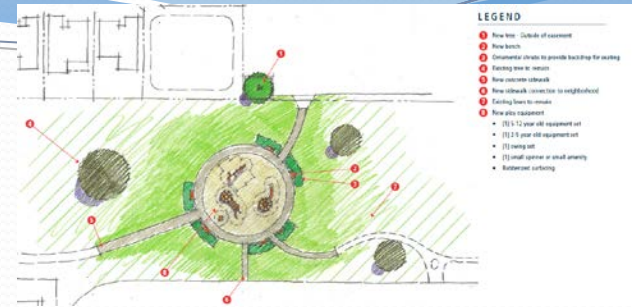
REQUEST

- 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



ANALYSIS

- MND adequate and in compliance with CEQA guidelines
- Consistent with General Plan and its goals and policies
- Compatible with surrounding area
- Adds to City's housing stock
- Complies with HBZSO with exception of reduced residential lot size/width
- Community benefits provided
- Amount of grading and retaining walls proposed typical of large developments
- Retaining walls over 2 feet tall and topped with 6 foot tall wall/fence buffered by Gisler Park or common area landscaping to soften appearance

ANALYSIS

- Will pay park in lieu fees to satisfy Quimby Act requirements
- Will pay in lieu fees to satisfy 10 percent affordable housing requirements
- Complies with residential privacy standards
- In substantial conformance with Urban Design Guidelines
- Design Review Board recommended approval of design, colors, and materials with suggested conditions to include additional enhancements to architecture of homes and design of tract wall

RECOMMENDATION

Staff recommends approval of the GPA, ZMA, TTM, CUP, and MND based on the reasons cited.



END