

**ENVIRONMENTAL ASSESSMENT COMMITTEE  
ACTION AGENDA**

**Thursday, April 9, 2015**

**9:00 A.M.**

**Third Floor Conference Room #1**

**Application:** ENVIRONMENTAL ASSESSMENT NO. 12-008 (LeBard Park and Residential Project)

**Applicant:** Huntington Beach City School District  
20451 Cramer Lane  
Huntington Beach, CA 92646  
Contact: Jon Archibald, Assistant Superintendent  
Phone: 714-964-8888

**Request:** To analyze the potential environmental impacts associated a proposal to re-purpose an approximately 9.7-acre surplus school site (LeBard Elementary School) for public recreation and residential uses. The City would acquire 6.5 acres of the LeBard Elementary School site that are currently developed with sports fields as an addition to the adjoining approximately 3-acre developed portion of LeBard Park. Improvements within the sports fields and existing park area would include a new concession/restroom/storage building, relocation of bleachers and bullpens, accessibility upgrades and an expanded parking lot. Other improvements include grading and drainage within the park and sports fields area and a new passive recreational area. The existing amenities in LeBard Park and all six sports fields would remain. The project also includes a 15-lot, low-density single-family residential subdivision in the 3.2-acre area where the original school building and pavement/parking area are currently developed. If approved, the subdivided area would be sold to a private home builder for development of the residences. The Project includes the following entitlements and approvals:

- General Plan Amendment to amend the existing land use designation for the LeBard Elementary School portion of the project site from Public (Residential Low Density) (P(RL)) to Residential Low Density – 7 units per acre (RL-7) on 3.2 acres and Open Space – Park (OS-P) on 6.5 acres where the sports fields are currently developed.
- Zoning Map Amendment to amend the existing zoning designation for the LeBard Elementary School portion of the project site from Public-Semipublic (PS) to Residential Low Density (RL) on 3.2 acres and Open Space – Parks and Recreation (OS-PR) on 6.5 acres.
- Tentative Tract Map to subdivide the LeBard school site into an approximately 6.5-acre parcel, which would be acquired by the City for LeBard Park and a 3.2-acre area, which would be subdivided for development of a 15-unit single-family planned unit development (PUD). Lot sizes would average approximately 7,216 square feet (sf) in total area. Associated infrastructure would also be constructed to include a private street with access from Cramer Lane. The residential lots would be sold to a private home builder for construction of the homes in the future. Because approximately half of the proposed residential lots

would not meet the minimum 60-foot lot width required in the RL zoning district, the applicant is proposing a PUD subdivision, which requires provision of a public benefit. The applicant proposes to provide a new restroom/concession/storage building for the expanded park as well as upgraded passive park amenities.

- Conditional Use Permit (CUP) to expand the surface parking lot at LeBard Park and to provide water quality upgrades and other improvements within the expanded park area. A CUP is also required to allow the development of the proposed 15-lot subdivision on a site with a grade differential greater than 3 feet.
- Variance to provide a 4-foot wide landscape planter along a portion of the parking lot adjacent to Warwick Drive in lieu of the required 10 feet.
- Demolition permits for the existing LeBard Elementary School building and asphalt/blacktop area (on the LeBard Elementary School site).
- Grading permit.

**Location:** 20451 & 20461 Cramer Lane, Huntington Beach (LeBard closed school & LeBard Park)

**City Contact:** Jennifer Villasenor, Acting Planning Manager

***ON A MOTION BY RAMOS, SECONDED BY MILANI, THE EAC  
APPROVED THE PROCESSING OF A MITIGATED NEGATIVE  
DECLARATION FOR THE PROJECT SUBJECT TO MODIFICATIONS.***

***Ayes: Three (D'Alessandro, Milani, Ramos)***

***Noes: None***

***Absent: None***

**Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A \$494 filing fee shall also accompany the notice of appeal.**