



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Jill Arabe, Associate Planner 
DATE: March 26, 2013
SUBJECT: **CONDITIONAL USE PERMIT NO. 12-029/ VARIANCE NO. 13-001 (Continued from February 26, 2013 with the Public Hearing Closed) (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)**

PROJECT

APPLICANT: Marcus Paris, DeRevere & Associates, 1601 Dove Street, Suite 190, Newport Beach, CA 92660

PROPERTY

OWNER: Surf City Christian Preschool, 5432 Heil Avenue, Huntington Beach, CA 92649

LOCATION: 5432 Heil Avenue, 92649 (southwest corner of Heil Avenue and Graham Street)

STATEMENT OF ISSUE:

The Planning Commission continued this request on February 26, 2013, and directed the applicant to work with the neighbors and discuss their concerns regarding the expansion and potential issues identified at the aforementioned public hearing. The concerns identified at the public hearing were related to the increase of traffic on Graham Place and to the project site, the increase of the quantity of children at the preschool, and potential impacts to the residential neighborhood. The property owner has submitted a letter discussing their project goals and responses to the neighbors' concerns (Attachment No. 2). In addition, the property owner has chosen to exclude evening events as part of this project. Staff has modified the previously suggested conditions of approval to not permit additional events beyond the daytime hours of operation unless approved by a separate City process. The applicant also updated that proposed drop-off/pick-up schedule to demonstrate a staggered schedule for all classes (Attachment No. 6).

The Planning Commission also inquired about past complaints filed at the property and the history of traffic collisions in the vicinity. Minimal issues have been reported at the site to the Code Enforcement Division and Police Department. The Code Enforcement Division has not received any complaints since February 2003, which were related to delinquent business licenses for Meadowlark Learning Center and trash cans in public view. The current property owner purchased the site in 2005. The Police Department has responded a total of nine times since 2007, which were related to burglar alarms, suspicious persons, and general information. Furthermore, the Traffic Division has provided a summary of the vehicle collision history since 2010 (Attachment No. 4).

The Late Communications received at the February 26, 2013 Planning Commission meeting are included (Attachment No. 3).

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 12-029 and Variance No. 13-001 with suggested findings and conditions of approval.”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 12-029 and Variance No. 13-001 with findings for denial.”
- B. “Approve Conditional Use Permit No. 12-029 and Deny Variance No. 13-001 with findings.”
- C. “Continue Conditional Use Permit No. 12-029 and Variance No. 13-001 and direct staff accordingly.”

ATTACHMENTS:

- 1. Suggested Findings and Conditions of Approval
- 2. Letter from Property Owner and Supporting Letters dated March 14, 2013
- 3. Public Comments received since January 26, 2013
- 4. Collision History Summary received and dated March 14, 2013
- 5. Planning Commission Staff Report dated February 26, 2013
- 6. Drop-off/Pick-up Schedule dated March 19, 2013

SH:JJ:JA

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001

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 15303 of the CEQA Guidelines, because the proposed project consists of the construction of a new 2,800 sq. ft. preschool building.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-029:

1. Conditional Use Permit No. 12-029 to permit a) the construction of a 2,800 sq. ft. preschool building, 18-space parking lot, and site improvements, and b) approximately 60 linear ft. of blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will not significantly impact surrounding residential uses or the existing church to the west of the subject property. The project consists of the expansion of the existing preschool use and is not anticipated to generate impacts related to safety, noise, and traffic. The adjacent residential use to the south is adequately buffered by setbacks, landscaping, and a six-foot high block wall. Potential noise generated by the use will also be absorbed by existing street traffic. The new parking lot will provide sufficient parking and access onsite so as not to interfere with adjacent streets. Public improvements as a result of this project will upgrade the curb, gutter, and sidewalks for safe pedestrian circulation. As conditioned, the use will implement measures to minimize queuing on streets through staggered drop off/pick up schedules and parking lot monitoring. The proposed blockwall and gate encroaching into the front yard setback adjacent to Graham Place will provide additional play area for the preschool use in order to meet State licensing requirements. The encroachment will not impact vehicular or pedestrian traffic because the 6 ft. high wall is located outside of the 25 ft. visibility triangle at the corner of the street intersection and five ft. width of enhanced landscaping will be provided between the sidewalk and proposed wall.
2. The conditional use permit will be compatible with surrounding uses because the project is an expansion of the existing preschool and incorporates site elements similar to the neighborhood. The building is designed as a single story structure with enhanced building materials such as stucco, wood siding, and stone veneer. The inclusion of a parking lot will relocate existing queuing from Graham Place to the eastern portion of the property onsite. Adequate setbacks and landscape buffers are provided between the proposed building and improvements to surrounding residential uses. Activities in the outdoor play area will not generate noise impacts above existing conditions due to the site's proximity to arterial streets and the construction of six-foot high block wall fencing. A five ft. wide landscape planter will be located between the sidewalk and wall along Graham Place. Tiered

landscaping consisting of groundcover, shrubs, climbing vines, and trees will soften the appearance of the wall at a reduced setback. The wall will be composed of 4.5 ft. high of split face block and 1.5 ft. high of wrought iron separated every 15-20 ft. by 6.5 ft. high stone veneer pilasters.

3. The proposed conditional use permit will comply with the provisions of the RL (Residential Low Density) zone and other applicable regulations including minimum onsite parking, landscaping, building height, and setbacks with the exception of the street side setback along Heil Avenue and the fence height deviation.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Residential Low Density on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

A. Land Use Element

Objective LU 9.4: Provide for the inclusion of recreational, institutional, religious, educational and service uses that support resident needs within residential neighborhoods.

Policy LU 9.4.1: Accommodate the development of parks, sports facilities, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with adjacent residential uses and subject to review and approval by the City and other appropriate agencies.

Policy LU 9.4.2: Require that institutional structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures.

B. Noise Element

Objective N 1.3: Minimize the adverse impacts of traffic-generated noise on residential and other “noise-sensitive” uses.

Policy N 1.2.4: Encourage existing “noise sensitive uses,” including schools, libraries, health care facilities, and residential uses to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to mitigate noise impacts.

C. Urban Design Element

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The proposed project will expand its existing services by hiring more staff and increasing the student capacity of the preschool. Site improvements will include enhanced landscaping, vehicular and pedestrian circulation, and onsite parking for patrons and staff members. The public right-of-way will be upgraded to enhance pedestrian circulation, drainage, and aesthetics. The needs of the residents

will be provided through additional child care and educational services at this location. Furthermore, the new building will be compatible with the existing neighborhood through the site layout and building design. The site layout incorporates enhanced landscaping, decorative paving at parking lot entrances, and ample walkways. The building will be designed with similar elements of surrounding residences including asphalt shingle hip roofs, lattice trellis entrance, stone wainscoting, stucco and siding. The overall height of the building is 26 feet, which includes a tower feature at the front of the building. The neighborhood consists of a mixture of single story and two-story residences.

The incorporation of a parking lot will eliminate existing vehicle queuing for drop-off along Graham Place and provide parking spaces onsite. Based on the proposed preschool operation, classes will commence at staggered times in order for traffic impacts to be minimized. A six-foot high blockwall and five-foot wide landscaped planter will buffer potential noise impacts generated by the parking lot and children's play area. Because the preschool is surrounded by streets, noise generated by the use is absorbed by the street traffic and will not be above existing conditions.

SUGGESTED FINDINGS FOR APPROVAL - VARIANCE NO. 13-001:

1. The granting of the variance will not constitute a grant of special privilege inconsistent with limitations placed upon other properties in the vicinity and under an identical zone classification. The subject site is bounded by three streets and substandard in size compared to current standards for establishment of the General Day care use. Similar properties in the vicinity are developed with single family homes and contain no more than two street frontages. Greater setbacks and site improvements are required of the project including an 18-space parking lot, landscape buffers, and public sidewalks on three frontages.
2. Because of special circumstances applicable to the subject property including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The existing site is substandard in size because it is approximately 26,000 sq. ft. Under current zoning regulations, development and establishment of the General Day care use requires a minimum lot size of one acre. Since the site was previously established in 1968, the continuation of the use is permitted and the expansion is subject to approval of a conditional use permit. Furthermore, the site fronts three streets which requires greater setbacks than typical single family residences in the vicinity that front one or two streets. Developable and usable area of the site is reduced as a result of the increased setbacks. The land use is also limited by State requirements which require minimum indoor and outdoor activity areas for each child.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. Benefits of the project include increased child care and educational opportunities for the neighborhood. In order to continue to serve the community and provide quality care, the expansion of the preschool is necessary to meet the demands of population growth. With the variance request, the expansion will provide the adequate amount of indoor and outdoor play area for the children, sufficient parking onsite for staff and visitors, and increased enrollment for services.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. The variance is applicable to a portion of the new building fronting Heil Avenue. The remainder of the building and site will comply with applicable development standards. Due to site constraints including lot size, three street frontages, and minimum activity areas, the variance is necessary to achieve greater daycare services and onsite and offsite improvements. The 2 ft., 10 in. encroachment will not interfere with any driveways or street visibility areas and therefore, no safety impacts are anticipated. The variance will enhance the streetscape because it will allow for articulation along the building wall among other site improvements.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 12-029/VARIANCE NO. 13-001:

1. The site plan, floor plans, and elevations received and dated February 12, 2013 shall be the conceptually approved design with the following modification:
 - a) The 6.5 ft. high pilasters shall be composed of stone veneer to match the proposed stone veneer on the new preschool building.
2. 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, Public Works, and Building 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) A reduced copy of the approved site plan and processing fee shall be submitted to the Planning Division for addressing of the new building.
3. Signage shall be reviewed under separate permits and applicable processing.
4. Prior to issuance of building permits, a Lot Line Adjustment to consolidate the two lots shall be submitted for review and approved by the Departments of Planning and Building and Public Works.
5. The use shall comply with the following:
 - a) Hours of operation: 7:00 a.m. – 6:00 p.m. (Monday through Friday). No additional events shall be permitted beyond the approved days and hours of operation unless approved by the City through a Temporary Activity Permit or Temporary Use Permit with Neighborhood Notification.
 - b) A minimum of two staff members shall monitor the parking lot during scheduled drop-off and pick-up times and direct vehicles, as necessary onsite.
 - c) No queuing shall be permitted on Heil Avenue and Graham Street.

- d) The drop-off and pick-up schedule shall be conceptually approved and implemented as necessary. Minor amendments shall be permitted to eliminate queuing onto Heil Avenue and Graham Street, subject to review and approval by the Departments of Public Works and Planning and Building.
 - e) The total enrollment shall not exceed 111 students.
6. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning & Building 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.
7. Conditional Use Permit No. 12-029 / Variance No. 13-001 shall become null and void unless exercised within two years of the date of final approval by the Planning Commission, or such extension of time as may be granted by the Director of Planning & Building pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
8. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

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.

**Surf City Christian
Child Development Preschool
5432 Heil Avenue HB CA 92649
(714) 846-0316**

March 14, 2013

**City of Huntington Beach
Planning and Building Department
2000 Main Street
Huntington Beach, CA 92648**

RECEIVED
MAR 14 2013
Dept. of Planning
& Building

**Re: CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001 - SURF
CITY CHRISTIAN PRESCHOOL EXPANSION - HEARING ON MARCH 26th**

Dear Planning Commissioners:

This letter is in response to the Planning Commission hearing on our proposal to expand the Surf City Christian Preschool held on February 26th. As an initial matter, we would have provided a more informative and comprehensive presentation at the outset of our hearing, but our project was recommended for approval and no opposition from the community was expected. This was unfortunate as we feel the full facts, including the cooperative history and work with the Planning Department, a discussion of the goals of our project as well as addressing some of the assertions made at the hearing, would have been very useful in making an informed decision. Therefore, we present the following information.

Background on Work with the Planning Department

We have worked cooperatively and diligently with the Planning Department on this expansion proposal for more than 4 years. Our first Development Assistance Team (DAT) meeting was in October of 2008. We have had several meetings with Planner Herb Fauler, dozens of email and phone conversations with Planner Jill Arabe, 2 DAT meetings and significant work by our architects. A great deal of time was spent working with the Planning Department to ensure we had designed an expansion that met Huntington Beach City codes and one that Planning Department and community supported.

To date, we have incurred expenses in excess of \$65,000 on architects, civil engineers, landscape architects, soil sampling, environmental testing, including almost \$11,000 paid to the City of Huntington Beach for various fees. Although costly, we wanted to be sure our proposed project was well researched, prepared and adhered to the strict codes and guidelines of the City of Huntington Beach.

ATTACHMENT NO. 2.1

We held a Community Meeting, as recommended by the Planning Department, and only 3 neighbors attended. Prior to the Community Meeting, we hand delivered letters and invitations to the meeting, walking door to door to ensure everyone was aware of the meeting. We had the opportunity to speak with wonderful people and neighbors and received a positive impression of the communities' acceptance.

Benefits of the Proposed Expansion to the Community

The proposed expansion will benefit the Huntington Beach community in numerous and substantial ways.

Serving Huntington Beach Residents:

We are providing a service that is difficult to find --quality preschool and childcare. We now serve more than 150 families who primarily reside or work in Huntington Beach. On our most recent family registration day there were 70 people lined up to add days or hours to their child's existing schedule, some getting in line as early as 10 PM the night before. Many of those families were denied their request due to lack of current space. We then held an Alumni registration and a New Family Registration where some families lined up the night before, sleeping in our parking lot to ensure a spot for their child at our preschool. Again, many of those families did not receive the spot or schedule they requested, as we have no more full days to offer and have an extensive waiting list that continues to grow daily. Our waitlist is filled with hundreds of families over the years desperate to get into Surf City Christian Preschool and have the comfort and peace of leaving their young child in a loving, nurturing and quality environment. We have dozens of letters and hundreds of families touched by Surf City Christian that have signed a Petition in support of our expansion (please see attached). We ask that you read each letter to see how important this school is to so many Huntington Beach residents and lives.

Economic Benefits:

The proposed expansion will result in creating new jobs to teachers. In the current California economy, many teachers find it difficult to find a job, even with a teaching credential, Master's degree and experience, as so many wonderful teachers have been laid off due to budget cuts. Our expansion would allow us to offer employment to more qualified teachers and jobs to our Huntington Beach community.

Beautifying the Surrounding Community:

Our expansion will beautify the surrounding community, offering a craftsmen building and beautiful landscape to 3 points of view; Heil Avenue, Graham Place and Graham Street. This will benefit property values and make this area of Huntington Beach more inviting, aesthetically pleasing, and attractive to potential home buyers. We have had several neighbors across Heil Avenue, come over to visit and see our

expansion plans. They leave with comments of excitement and approval for our proposed expansion.

Response to Some of the Contentions Made at the February 23 Hearing

Concerns Raised by Mr. and Mrs. Hardy:

We would like to address the allegations presented in the last minute letter of opposition by Mr. and Mrs. Hardy at the hearing. In hindsight, we regret that we did not directly refute the many false claims that were made. However, it should be noted that we held a community meeting on January 2nd to address any and all questions and issues on the proposed expansion. Mr. and Mrs. Hardy attended and did not raise the objections, claims or problems addressed in their letter.

At one point in their letter, the Hardy's spoke of "parties" that were allegedly thrown at our property. These events were actually fundraisers (one of which the Hardy's son attended) for my husband's sister, Marilyn DeCarlo, that was diagnosed with Stage IV Inflammatory Breast Cancer and passed away from the disease. Since the 2007 fundraisers, no parties or weekend events have taken place.

As to the claims of dirty diapers on the streets of Graham Place, middle fingers being thrown and 200+ car trips daily, these claims are absolute fiction and unsupported. HB Police cars sit in the Mormon Church Parking Lot daily and never have they come to us with any such observations. There are numerous cars that access Graham Place daily that have absolutely no connection or affiliation to our school. All activity on Graham Place cannot be attributed to our school when a large church and parking lot are located across the street.

And lastly, we were visited by licensing twice in the last 2 years (random check-ups) and no issues were raised as to inaccurate or illegal numbers of children beyond the 63 children we are licensed for. Although the school is licensed for 63 students daily, this allows for 150+ families to feed into our school, as some families attend just 2 mornings per week and some attend full time. The staff and student numbers and calculations presented by the Hardy's letter are completely false and inaccurate.

Attempts to Resolve Concerns Raised by Mr. & Mrs. Hardy:

Since the hearing, we have reached out to the Hardy's and offered to meet with them to address concerns. We offered to bring our architects and representatives from the Planning Department. The Hardy's denied our offer to meet and asked to speak over the phone. We had a cordial and lengthy phone conversation on March 8th, but did not make progress as the Hardy's suggested that we should build a parking lot with no new building or should purchase property elsewhere to start a new preschool. We amicably explained to them that a construction loan without new revenue from new students was not financially possible. Our conversation ended

with the Hardy's requesting drawings/dimensions of the proposed dedication/sidewalk on Graham Place and a contact number for Public Works, to which we gave them both.

We also spoke with our only contiguous neighbor immediately, to the south of our property, Gary Nakase. Gary let us know he would like a block wall 6 feet high to go as far to Graham Street as code will allow. In our last conversation with Gary, he told us warmly he hopes our expansion is approved and that it all works out for us.

Commercial Project in a Residential Area:

Concerns were raised at the hearing as to our business somehow commercializing a residential neighborhood. This property has had a preschool operating on its premises since 1968 – a 45 year history. There are not many properties in Huntington Beach that can attest to this kind of history as a business or school. We are continually told by families that attended years ago it was one of the best preschools in Huntington Beach. The property changed hands several times, and became very dilapidated within recent years, prior to our purchase in 2005 for \$1.8 million (see before and after pictures). We started with 25 families, and through positive word of mouth, our preschool has grown.

Planning Commission questioned whether a commercial business/project such as ours should be in a residential area. Yet, we would argue this is exactly where our schools belong and where they currently exist throughout Huntington Beach. Drive through most residential neighborhoods in the City and you will stumble across an elementary school, middle school, and often closed down public schools that have been rented out to multiple preschools or dance schools, etc. These neighborhoods experience a high volume of traffic and often families parking on the curbs and doing 3 point turns in the street, all of which are legal. Yet, as a community, it is accepted because these times of traffic are few and minimal compared to the great and necessary services the schools provide to our community. We argue the same for Surf City Christian, as we are not a commercial business that manufactures, sells, or produces products. We are the contrary, as we are a school servicing and caring for young children of parents who live and work within the Huntington Beach community. We are exactly where history tells us to be after 45 years of existence in HB, and exactly where HB schools present themselves all over...in residential communities. We have become a neighborhood preschool where parents and kids ride their bikes to school, run with joggers, or get pushed by a stroller from around the block to our doorsteps. The property always had the square footage to hold 63 students per day with the property and room to grow (to add more students with another building). The City of Huntington Beach granted a preschool existence in 1968 to a site that could potentially be licensed for 111 students, for which we are proposing.

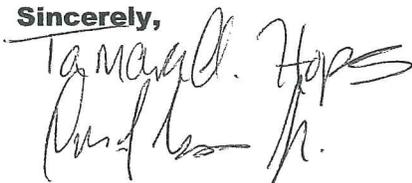
Traffic / Parking:

As to the issues and concerns regarding traffic on Graham Place, we feel along with the HB Planning Department and Public Works this issue will be completely resolved with the proposed expansion. Traffic will be taken off Graham Place and a new parking lot will house our families. This is of ultimate benefit to the neighbors on Graham Place and the surrounding neighbors. A Proposed Staggered Drop-off and Pick-up Policy was submitted to the Planning Department in January. We created this new staggered drop-off policy to alleviate any traffic congestions. We have also included a drop-off line in our parking lot where parents will pull up and briefly drop off their child to our staff members, without ever parking,. This Drop-off Line, in addition to the 18 parking stalls, will completely meet the needs of our SCC staff and students. As our parking lot is empty most of the day now, with this staggered drop-off plan and drop-off line, our proposed parking lot will still be quiet and open most of the day.

Conclusion

In conclusion, we are attempting to speak with each Planning Commission member to discuss the outlined letter and any suggestions you may offer to make our proposed expansion successful for all involved. We would also like to invite you to Surf City Christian Preschool for a tour, to see what makes us so special, and to witness why 45 years of HB history needs to be honored, preserved and allowed to grow in accordance to the HB community's needs and wishes. We look forward to talking with you to discuss this matter. Thank you for your time and attention to our proposed project.

Sincerely,

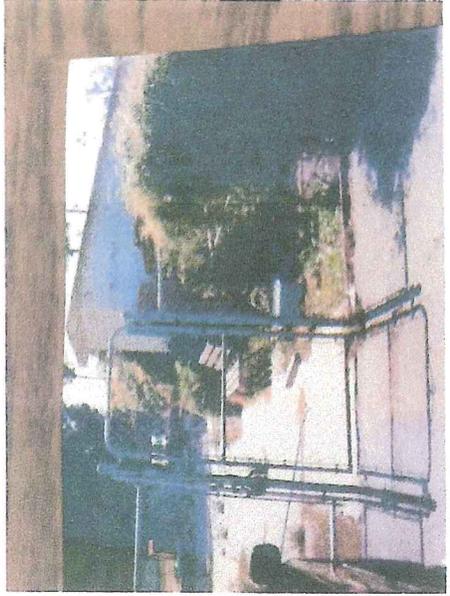
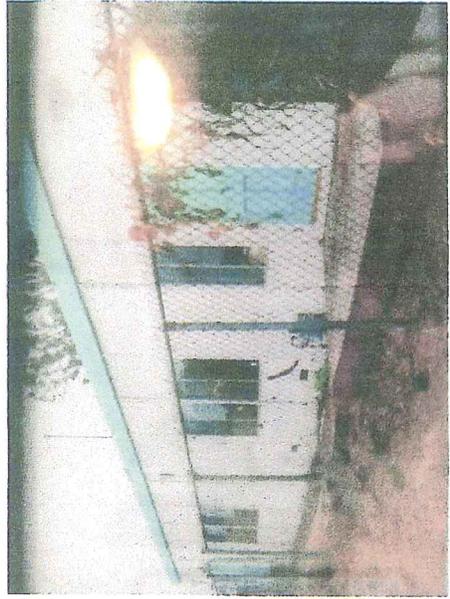
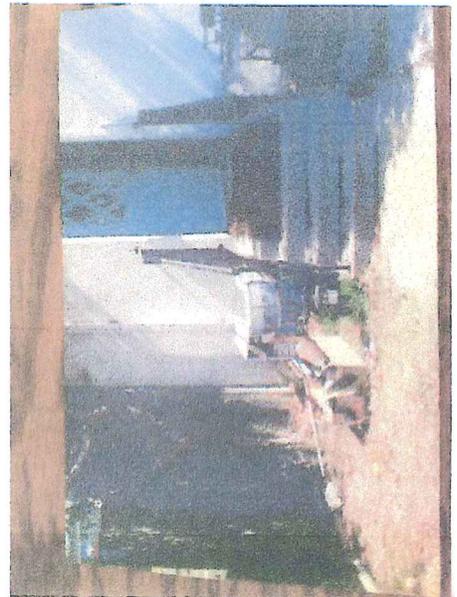
Handwritten signature of Tami and Don Hopkins in black ink. The signature is written in a cursive style and appears to read "Tami and Don Hopkins".

Don and Tami Hopkins

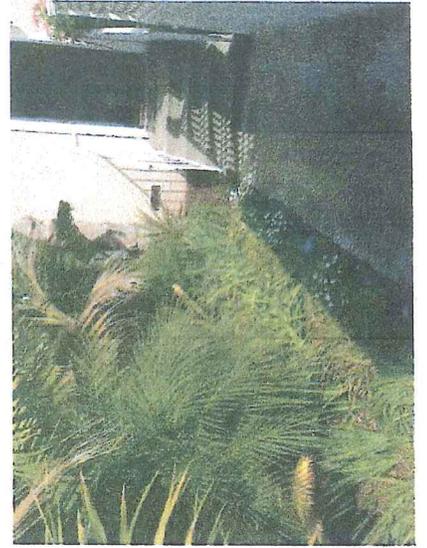
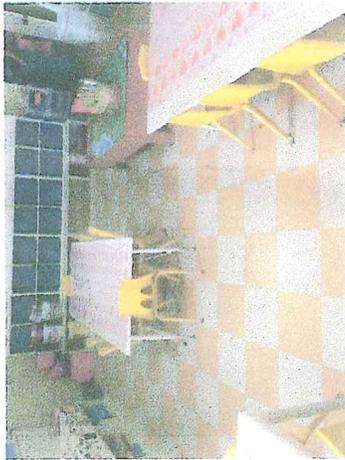
Owners of Surf City Christian Child Development Preschool

**Surf City Christian
Child Development Preschool**

Pictures of building and property when we purchased the property!!



**Surf City Christian
Child Development Preschool
Current Pictures**



**Surf City Christian
Child Development Preschool
Proposed New Building**



ATTACHMENT: PARKING POLICIES AND PROCEDURES;

Attached is a form we require all families to sign and adhere to at Surf City Christian Preschool. We have implemented this policy, in efforts to keep our neighbors happy and safe. We have done this for the past 3 years.

Surf City Christian
Child Development Preschool

Child Development Preschool

Safety Parking Notice

Parking Procedures are as follows:

- ❖ If a parking spot is not easily available, please go completely down the street, pull into the church parking lot and exit at the end of the parking lot (see diagram) to turn around.
- ❖ Feel free to park along the chain link fence by the adjacent property if our parking lot is full (please do not block neighbors' driveways when parking along the chain link fence).
- ❖ Please do not wait on Graham Place (near Heil) for a parking spot. This leaves other cars hanging out onto Heil and can be extremely dangerous. If there is not a parking spot available, please go down the street, enter the church parking lot and circle out the end of the street. You can park along the fence.
- ❖ Please do not park in the far right parking space, leaving it open to walk safely into and out of our parking lot.
- ❖ Please do not make 3-point turns in front of neighbors' homes, or park in front of their driveways, or curbs. We are trying to be as considerate as possible to Graham Place neighbors.
- ❖ Please do not double park, or park along the red curb at any time. This causes traffic jams and unsafe loading and unloading of children.
- ❖ In the event there is no parking in our parking lot and along the chain link fence, you may park in the Mormon Church Parking Lot. Please exit this parking lot from the West Entrance, which reduces traffic on Graham Place.
- ❖ Please do not leave unattended children in a vehicle during drop-off and pick-up times. In the event you have sleeping children in the car, call our office and we can walk your child out to you.
- ❖ Please keep drop-off and pick-up times to a minimum (about 15 min., so parking is more readily available to all who need it). Please do not use the Mormon Church grass area or parking lot as a playground. This is not a safe and approved use by the church.
- ❖ Please pass this information on to anyone dropping off or picking up your child at S.C.C.

Cut -----

- ❖ FAILURE TO ADHERE TO THESE PARKING POLICIES (BY ANYONE PICKING OR DROPPING YOUR CHILD OFF) MAY RESULT IN A FORFEIT OF PLACEMENT FOR YOUR CHILD AT SCC!

X _____ Date _____

I have read the above Parking Policies and Procedures and agree to adhere to all of the guidelines. Please sign and return with registration paperwork!!

ATTACHMENT NO. 2.10

Dear Huntington Beach City Council,

March 11, 2013

I am writing this letter in support of the expansion of my neighbor's property, Surf City Christian Preschool. I live directly across the street from the preschool at 5421 Heil Avenue. I purchased my home in April 2002 and after updating my own home, moved in the month of June 2002. I have found the Preschool to be an asset to the community and I look forward to the more modern building and completion of the empty lot on the corner of Heil and Graham.

My daughter has directly benefited from the Preschool by volunteering there in the summer. My daughter has a developmental disability and has volunteered with the help of her aide for the past two summers. She will soon turn 14 and we look forward to her volunteer experience again this coming summer. The staff at Surf City Christian Preschool is wonderful and so accepting of my daughter. We are grateful to them for the vocational opportunity extended to my daughter.

We look forward to the new design of the building, modernization of the neighborhood, and increased community involvement for our family.

Please contact me if you have any questions that I may answer in support of Surf City Christian Preschool.

Sincerely,


Cindy L McVey, MPT, DPT

Doctor of Physical Therapy

ATTACHMENT NO. 2.11



March 13, 2013

RE: Surf City Christian (SCC)

To Whom It May Concern,

This letter is written in support of Surf City Christian, which has been a pillar in the Huntington Beach community for many years. I grew up in Huntington Beach and attended Hawes Elementary, Harbour View Elementary, and then Marina High School. I now have a young son who will be brought up in the HB Public School system, and who has benefitted greatly from the care, attention, and education at SCC.

In both my professional and personal circles, I hear tremendous positive feedback and support for SCC. It is hard to imagine our community without this important resource.

I would be happy to discuss further, and please let me know if there is anything I can do to help. I can be contacted via cellular phone at (949) 872-5830.

Respectfully,

A handwritten signature in cursive script that reads "Dennis Jordanides".

Dennis Jordanides, M.D.

Chief, HMG Clinical Practice Development

16341 Saratoga Lane
Huntington Beach, CA 92649
March 7, 2013

City of Huntington Beach Planning Commission and City Council
2000 Main Street
Huntington Beach, CA 92648

To Whom It May Concern:

My name is Paola Maldonado and I am writing on behalf of myself, and my family in support of Surf City Christian Preschool and their expansion request.

Currently, we have two children that attend Surf City and I cannot strongly enough emphasize the sense of community and family that Surf City provides to all the families that attend or have attended. It is not easy to leave my children, but I know that at Surf City they are in a caring, loving and nurturing environment. Ms. Tami and Mr. Don along with their teachers and staff provide a safe learning environment and help prepare our little ones for kindergarten, but even greater than that.... they reinforce the core values that will help these children become responsible members of society. In this day and age it is something that is not easily found and speaks volumes about the program offered at Surf City.

We have been a part of the Surf City family for almost four years now and have seen how families come together when others are in time of need. There have been several families affected either by illness or injury and you see families that don't even know each other pull together to help each other out during these difficult times. This is truly priceless and reinforces what a great program Surf City offers not just to the children, but also to the families.

We ask that the Planning Commission consider and approve this expansion request for Surf City Christian Preschool.

Sincerely,



Paola Maldonado
714-840-0169

To Whom It May Concern,

My daughter is currently attending her second year of preschool at Surf City Christian, and as a parent, I couldn't be happier. It truly is an amazing preschool, both spiritually and academically. It is more than just a preschool, it is a community. When my daughter first stepped foot in the classroom, she was afraid to be separated from mom & dad, asking me, "mommy, when are you going to pick me up?" Fast forward one year later, I am asked, rather told, "mommy, I'm not ready to go home!" The transformation has been amazing to see. It is because of the wonderful teachers and loving staff at Surf City Christian. They are the heart and soul of this "community."

It is obvious that this is such a special preschool because there are so many families that wish the same experience for their children. Unfortunately, there is not enough space to accommodate all the families who wish to attend. This expansion can come at no better time than now when parents are waiting in line at 3 a.m. just to submit an application in hopes their child can take part in this experience. I know because my husband and I have both sat in that morning line! Word of mouth is such a powerful communicator and by the great praises from so many parents and children, it is for that reason that this preschool needs more classrooms. I wish it was the best kept secret so it wouldn't be so difficult to add days to a child's schedule, but that is not the case.

This expansion would help relieve the stress parents feel about whether their child will be one of the lucky ones to attend this preschool. Is 3 a.m. early enough to secure my child a spot? Sadly, the school has had to turn away many families simply because they do not have the room. This problem can be alleviated with this expansion. Having been a resident and homeowner of Huntington Beach for the past five years, I would only hope this expansion is approved! The children of this "community" are counting on it!

Sincerely,
Anna Fenn

March 13, 2013

To Whom It May Concern,

Surf City Christian Preschool holds a special place in my heart. My first-grade daughter attended SCC from the age of two until five. She was taught the both the academic and social skills that she needed for Kindergarten, and is now well above her grade level. My younger daughter currently attends SCC and is performing at a year above her age. Developing, nurturing, and preparing our children for their future begins early in their education. The loving and caring environment felt at Surf City Christian Preschool has laid the foundation for the success of my daughters and countless other children in our community. The teachers and staff at SCC have treated my girls as if they were there own. Never once have I felt a concern about leaving them there while I work. I have recommended SCC to countless parents looking for a preschool home.

It saddens me that the city has taken so long to approve the much needed and much deserved expansion at Surf City Christian Preschool. I am also disheartened that our own neighbors would tell lies and make false accusations against the parents of the children that attend SCC and the SCC staff. Perhaps some parents have made 3-point turns in front of a driveway, but I would like to see proof of "dirty diapers" littering the ground, or parents "flipping off" the neighbors, or "toddlers running in the street".

I truly hope that the city will listen to the messages and letters from the parents of Surf City Christian Preschool. Huntington Beach should feel blessed to have such a loving, caring, and beautiful preschool in the city.

Regards,

Summer Flint

36-year resident of Huntington Beach, Mother of two Surf City Christian students, Long Beach Unified School District teacher

3-9-13

To Whom It May Concern,

Both of my boys have attended Surf City Christian Preschool. Though there are perfectly good preschools in my own neighborhood I have been driving from Long Beach to Huntington Beach for the past six years. I believe the program at Surf City Christian is that good.

Besides learning their "ABC's" my boys are growing into thoughtful, caring, conscientious young people. The faith based program with it's emphasis on love, respect and personal responsibility is helping our family to raise our boys in a way we are very proud of.

My boys are just two of the many outstanding children that have and will graduate from this excellent program. My wish is that every family could have the opportunity that our family has been blessed with. I believe Surf City Christian is more than just an asset to this community. These children will go forth into the world with confidence, compassion and a desire to serve. What more can a community ask of it's teachers?

It is my sincere hope that Surf City Christian be recognized for the amazing work they do with our children. To share this gift with others could only be an asset to the community.

Sincerely,



Elaine Keane
562-818-2036

ATTACHMENT NO. 2.16

Dear Huntington Beach City Council,

As a resident of Huntington Beach for over 15 years, I am proud of the close knit community Huntington Beach offers compared to neighboring cities. For this reason, I chose to stay in this community to raise my children despite a longer commute. Having a preschool like Surf City Christian Preschool to care for my precious children is a blessing. They instill in children a strong moral foundation centered on God. Building upon this moral foundation, Surf City Christian Preschool has strong academics, enthusiastic teachers, and dedicated owners. It is rare to have a school with so many outstanding features. It is for these reasons, that parents like myself are willing wake up at 3am to stand in line and register our children. By allowing Surf City Christian Preschool to expand, you will allow many more children to establish this strong foundation and be great citizens and stewards of our community.

Claims of unsafe driving and unsupervised children has been brought to attention of your council. While the owners of Surf City Christian Preschool cannot control every parents and caregivers actions, they actively seek to rectify these concerns verbally and through written flyers and electronic mail. With the expansion, the owners of Surf City Christian Preschool address this issue by insightfully moving the parking lot to the corner of Graham Street and Heil. Thereby, improving traffic flow for the preschool and decreasing traffic flow through the Graham Place cul de sac.

I am not alone when I say that this school is a valued, loved, and priceless asset to our children and to this community. I am confident that the council will agree with this assessment and will allow Surf City Christian Preschool to expand.

Sincerely,



Hau Sin Wong, MD

March 13, 2013

Dear Planning Commission Members,

Seven years ago, my husband and I were searching for a preschool for our son. I remember leaving some of the preschools we toured with a feeling that there had to be something better out there. I will never forget when my husband asked me to visit the little preschool on the corner of Heil and Graham. I didn't know anything about this new preschool, but could recall the dilapidated site that it had been over the years. Let's just say, I was resistant. Thanks to my husband's insistence, we eventually visited ... and our lives have been changed forever.

Once we met Miss Tami, we were immediately struck by her wisdom in what children entering Kindergarten need in these changing times. It was clear that good things were going on at the preschool. Once our son began attending, it became clear there were GREAT things going on at the preschool. Since that time seven years ago, we now have two children who have graduated from Surf City Christian, and I have worked at the preschool close to six years. I have had the experience to see this preschool from the inside out, as a parent and as an employee. It has been nothing but a blessing. A truly remarkable community has sprung up on the corner of Heil and Graham. From day one, very special families have come through the doors of the preschool and there is something that has just set it apart from the beginning.

After being at the original planning hearing on February 26th, I was left with sadness and disbelief at the direction the meeting took. While the neighbor couple who spoke are well within their rights to voice their concerns, to do so with mistruths is not. So much of what was said was simply not true. Mr. Hardy's statement that he has not received communication for some years from Tami and Don, or from the preschool, is something I can personally verify is false. In my work for Miss Tami in our office, I know that we have given letters each year to our neighbors. Tami and Don have made every effort to be considerate neighbors and communicate with them. With each annual registration period, we have our parents fill out a detailed form, requiring their signature for all our policies on parking and driving, policies directed with the aim of full consideration and courtesy to our neighbors and for safety for all. Each drop-off and pick-up period, a member of our office team works at our gate and monitors all the children entering and exiting the school. I can tell you with total assurance we provide a safe drop-off and pick-up procedure for all our little ones. We have families who care about their children, who are diligent, responsible and devoted to their children.

It was a study in contrasts at the original hearing. As I looked down from the seats in the council chambers, I saw Miss Tami and Mr. Don stand before you, their hearts open as they lay out their vision for the development of the preschool, the hard work they have put in making as ideal a plan as possible for everyone involved, sharing their vision to benefit a community, a vision that will be something positive and good for a lot of families. Then as I looked at the Hardys, who presented their case for what benefited ... them. Those who work with vision for others often routinely sacrifice their time, finances, and much, much more. Others may see the sacrifice of a parking spot for an hour of the day

too much of a sacrifice. But the world is changed and made better by those willing to give without hesitation, by those who take that risk to make something good for others.

I only wish over the years that our neighbors had taken the chance to come and see the good that goes on at 5432 Heil Avenue. I wish they had the chance to see the families over the years who have had to walk away from our school, many times in tears, because we didn't have a spot to offer them. The expansion of our school is something to give the beautiful experience of SCC to the families who so desire it, but for whom we at present have no room.

I think of the families who moved and told us: "We know we will never find another Surf City Christian, and we will never forget you." I think of the families who line up at the crack of dawn and wait in line in hopes to gain even a foot in the door of our preschool – all for the love of their children. I think of all the sweet faces over the years which have come through SCC who are the shining stars and super citizens of their grade schools. I think of mommies and nannies walking with little ones around the corner from Summer Lane to their neighborhood school. I think of all the charities supported by the SCC families – the thousands of dollars given through the years to Breast Cancer Angels, the coins brought in Ziploc bags and jars by tiny, precious hands for their sponsor brother, Kenias, in Africa, the boxes of shoes piled in our office for the victims of the Japanese earthquake, the beautiful decorated Christmas shoeboxes filled with gifts for children across the world, reminding them: "You are not forgotten."

I think of our parents who come each year for Community Helper presentations: the teachers, firefighters, nurses, police officers, doctors, physical therapists, contractors, Quiksilver designers, and more, giving of their time without hesitation. I think of our incredible staff and the women who choose to be here, because of a true calling to make the lives of little children better and brighter. I think of the love of room moms, hard-working single parents, devoted grandparents, and busy families who have poured their gratitude on our teachers in thanks for a safe, loving environment where their little ones are incomparably prepared for Kindergarten ... and life.

Tami and Don took what had been a dilapidated, unsafe site and made it a treasure for so many children and families over the years. It is their vision, and their willingness to work and sacrifice for it, which has helped make something great in the city of Huntington Beach, a preschool people drive from all over to seek out for their children. Without a doubt in my mind I can tell you that it is God's work that happens at SCC, with a difference being made in the world, one sweet preschooler at a time. I thank you for bearing with the length of this letter. There is not enough time and paper for me to write about all the good and positive things that go on at SCC. I write to you to approve this plan for the development of the preschool property as a true asset to the community, knowing, firsthand, the good that it holds for so many.

Thank you for your time and the work you do on behalf of the city of Huntington Beach,



Tara Smith

March 13, 2013

To The Huntington Beach Planning Commission,

I am writing this letter as a resident and homeowner of Huntington Beach. After being raised in Huntington Beach, my husband and I returned to this city because of the wonderful neighborhoods, emphasis on family and community.

After looking at different schools we chose to enroll our daughter into Surf City Christian Preschool to begin her education. The exceptional reputation of SCC and its commitment to love and nurture children in their development mentally, spiritually, socially, and physically was what we desired. Because of the schools stellar reputation the demand and wait list is extensive, but we were fortunate that there was a space for our daughter.

SCC is a wonderful school that provides a safe, secure place for children to grow and learn during their early years. I believe their emphasis on the future of each child and equipping them at the earliest age is invaluable. Approving the expansion and giving opportunities to more children and families will only benefit and enhance our community. As a parents with three children we want to be a part of a community that finds value and places importance on educating and providing opportunities for our children in our city and not having to look elsewhere.

Sincerely,



Kristen Kroeger
714-329-3894

March 14, 2013

To Whom It May Concern:

Surf City Christian Preschool is one of Huntington Beach's rare gems. Five years ago I was faced with the challenge of finding a preschool for my oldest son. In my search I visited over 15 local preschools. Surf City Christian Preschool came highly recommended by everyone I talked to but I was warned about long waiting list. After I visited the school I knew immediately that this was where I want my son to go. The school was not fancy but it had more warmth and heart than any other school I visited. We almost did not get into the school but at the last minute, by the grace of God, they found a spot for us in the Intro to Preschool class. This was one of the biggest blessings for our family.

Many preschool can teach your children to count, say the ABCs, and take turns but very few can do what Surf City Christian does. Surf City Christian Preschool takes babies and turns them into confident, caring, loving, and spiritual grade school children who love God and the people around them. They foster each individual and unique child's spirit. They teach them how to love and give back to the world they live in. Each month the school sponsors a philanthropy in which the children truly learn what it means to be the hands and feet of God. In the past, these have included Operation Christmas Child, Breast Cancer Angels, and even caring for our own families that are suffering illness or loss. Through these experiences the children and families have become a true community. And yes along the way they do learn their ABCs, how to count, how to snap their pants and open lunch containers.

For the past five years I have gotten up at the crack of dawn on a cold morning in February to wait in line to register my sons for a spot in the next year's class at Surf City Christian. I did this happily because I knew how great this school is and what value it was to them as human beings. We all want the best for our children and this is the best of the best. Each year I would wait anxiously hoping and praying that I would get the schedule that I needed for my boys. If the school is able to expand, it will be able to accommodate more families and alleviate some of the challenges for this school's community.

This school is producing the kind of future citizen's that Huntington Beach will proud of all the while creating a caring community of families that are connected way beyond the preschool years. I truly hope for the good of Huntington Beach that this school will be able to expand and continue to contribute to the overall greatness of our beautiful city.

Sincerely,
April Franks

ATTACHMENT NO. 2.21

City of Huntington Beach
Attn: City Council and
Planning & Building Department
2000 Main Street
Huntington Beach, CA 92648

Re: Surf City Christian Preschool Expansion Plans

To Whom It May Concern,

I am writing in support of Surf City Christian Preschool and their future plans to expand their school grounds. I am the mother of three children. My oldest son graduated from Surf City last year and my youngest son is in his first year there now. I also have a one year-old daughter who will join the school in another year. I cannot say enough positive things about this school. I know that given a chance to grow into a larger campus will only improve what is already an outstanding program.

When I first searched for a preschool, two other moms told me that Surf City was the best. After taking the tour with owner Tami Hopkins, I was instantly impressed and signed my son right up. For the past three years I have been so happy with my decision. There is a real sense of family at Surf City with the friendly staff and amazing teachers. I watched my son adapt and learn successfully right from the start. Seeing him excel in Kindergarten is a huge reflection of the lessons and values he learned at Surf City. I am now excited to see the same wonderful influence on my other son. I am confident they will be successful academically and personally in their lives, in part, because of their first school experiences at Surf City.

With the expansion plans I know that the opportunities Surf City provides for all of its students will be even better. More room, both inside the classroom and in the outdoor play areas will create an even better learning and playing environment. Surf City Christian Preschool will do even more for its students, their families and the surrounding communities if given the chance to expand into a space that accommodates it's growing success.

Thank you very much for taking the time to read my letter.

Sincerely,



Jennifer Muschetto

March 13, 2013

To Whom It May Concern:

My name is Stacy Eatmon and I am the mother of a current student who attends Surf City Christian Preschool in Huntington Beach. We are new members of the Surf City family, my son started Preschool in January 2013, but I feel as though I have known the staff for years. From the moment I stepped foot on the grounds for a tour, I felt at home and so did my son. I cannot tell you how important it is to feel at home when it comes to dropping your 2 ½ year old off for the very first time. I knew Surf City was "the one" and I felt an overwhelming sense of calm and peace during a very important transitional period in my son's life. The love and support that the staff, administration, and director provided to my family was astonishing. I truly feel that Surf City is outstanding and a jewel among Preschools in Orange County. I feel blessed to be apart of the Surf City Christian family and that is why I am in support of their expansion plans. Surf City Christian Preschool is truly special and more Huntington Beach families should have the opportunity to be apart of the amazing Surf City family.

Sincerely,

Stacy Eatmon
stacyeatmon@aol.com

ATTACHMENT NO. 2.23

Angela Zenzola & M.H. Ahmadinia
16751 Sea Witch Lane
Huntington Beach, Ca. 92649

HB Planning Commission
Re: Surf City Christian Preschool Expansion

13 March 2013

To Whom It May Concern:

We are writing this letter in support of the expansion of Surf City Christian Preschool. Our son has attended this gem of a school for two years and we couldn't have chosen a better environment for his introduction to education than Surf City Christian Preschool. Besides teaching him his ABCs and numbers, SCC has provided him a spiritual foundation that could only otherwise been taught in the home. We are a mixed religious denomination family and the teachings of SCC have provided a wonderful understanding of God's love and grace. SCC is planting and nurturing the seeds for our little one to grow and become a wonderful human being.

Whether it be their little garden patch, special rock collections, pancakes, or chapel time Surf City Christian provides a wonderful menagerie of educational and spiritual tools to help influence and mold young minds. The teachers and staff are wonderful, kind and attentive. They are all able to address my son by name and offer kindness and caring. Miss Tami and Mr. Don are extremely hands on and present in every sense of the word.

Not only would the expansion of Surf City Christian beautify a prominent corner of Huntington Beach, the city would be lucky to have such a fine school in its boundaries. Surf City Christian is an asset to our children and their futures, and with its expansion, an asset to the City of Huntington Beach.

Sincerely,

Angela Zenzola & M.H. Ahmadinia

March 13th, 2013

City of Huntington Beach
Building/Planning Department

Dear Sirs:

I am writing to express my support of the proposed improvements and expansion of the Surf City Christian Child Development Preschool, located at 5432 Heil Avenue in Huntington Beach, California.

I have lived in Huntington Beach since I was 2 years old, back then in a home backing up to the now Chuckie Cheese on Edwards and McFadden, which 40 years ago used to be an Alphabeta. I have spent my life growing up in Surf City and have witnessed decades of change. Change over the years has proven to be a good thing for this city, and this proposed change is a positive one as well. Now as an adult, I am a home owner myself in this beautiful community. I am also fortunate enough to be raising my children in a city that offers an amazing amount of educational options. Surf City Christian is one of those amazing options!

I was fortunate enough to stumble upon Surf City Christian... word of mouth goes a long way! This establishment is known throughout the county. SCC is a well planned and efficiently run business, which is something the city can boast about. A strong business sense has built HB. This preschool offers a nurturing environment, and academic excellence all woven together with a solid moral foundation. This type of school and business is what we need to continue to promote in our city. I am in full support of this school's proposed improvement and expansion plans and believe it is a positive reflection on the City of Huntington Beach.

Best Regards,
Karrie Rea
HB Home Owner
19210 Chandon Lane
Huntington Beach, CA 92648

ATTACHMENT NO. 2.25

Dear Planning Commission,

March 10, 2013

It is with our greatest pleasure that we write to you to express our true admiration, respect and trust in Surf City Christian Preschool. We had the fortunate opportunity to send our 1st child to this amazing school for three years and are so excited to currently have our 2nd child enrolled in e school. After experiencing the total three years in this school, we can honestly say he experienced a whole learning experience. The teachers were educated, professional, loving , kind and always willing to accommodate and work with the families for their specific needs. It was an overall positive experience and one that any parent of a child of school age desires to achieve. My child is now a Kindergarten student in our Huntington Beach City School District and is in the top 5% of his class. We feel Surf City Christian enabled him to achieve being such a well rounded and very prepared Kindergarten student. Thank you Surf City Cristian Preschool for all that you do.

The owners Tami and Don Hopkins exhibit the true characteristics of professional business owners that anyone of us would want in their community. They create an atmosphere where students and adults just want to be involved. Their outreach to the community with their monthly philanthropies and dedication to their families is beyond what is expected. It is a whole community, family experience . We truly feel honored to recommend them to our Huntington Beach City Planning Commission for review and acceptance of their business expansion. We feel they are an asset to the city and truly a gold star family business that the city could call upon and be honored to call them part of this wonderful city of community and businesses. With their expansion they will be allowed to expand this amazing business and offer additional families the same opportunity that our family has so proudly been able to be part of these past few years.

Thank you for your consideration.

Jay and Robin Shaffer

Huntington Beach Residents / Home Owners for over 30 years

ATTACHMENT NO. 2.26

To whom it may concern,

Tami and Don have opened an amazing school. Our children have been blessed to be here. This school is so much more than a "preschool". It is a community and a village. The teachers are warm and engaging. I cannot tell you how many people I have recommended SSC to. Our children's best friendships as well as our own have been forged on the school grounds. Every teacher/ staff member is there to help and guide our children on their journey through socialization, manners, respect, philanthropy, reading, writing so much more. There is a demand for this! The numbers don't lie. The applicants that are having to be turned away...its the children who lose. My family is better for being here. The community richer from this school.

Sincerely,

The Rinaldi Family

Mike, Stella, Lola and Gage

ATTACHMENT NO. 2.27

3-5-13

To: The Huntington Beach City Planning Commission

Having children is the most important thing we have done in our life. Getting married later on in life meant starting a family at an older age. This led to some challenges in getting pregnant. Fortunately, we have been blessed with two incredible children that have made our family complete.

From the moment we began planning for our family, doing what was the best for the health and well-being of our children was paramount from conception on. I first heard about Surf City Christian when I was taking a cooking class on making healthy baby food. Another mother in the class raved about the school. When I got home, I looked up the school and made it a favorite on my computer. My son was only 4 months old but it was not too early to start thinking about his educational and social development in a preschool setting. During swim class, I heard more moms talking about Surf City Christian. I never heard parents express such satisfaction about any other preschool. Once we were ready to start looking at having our son begin preschool a couple of days a week, we scheduled a tour of Surf City Christian. We loved it immediately. As an educator for 20 years serving as a teacher and administrator, one would have thought that I would tour several schools before selecting a school for my child. After our tour of Surf City Christian, we were sold. That was the only preschool tour we went on and the only one we needed to know that this was the school for our family.

Our son can be shy so we were not sure how he would transition into school. He loved it from day one. We started with the introduction to preschool and then enrolled him in 2 half days a week. He wanted more so we immediately signed up on the waiting list for him to have a 3rd day. Even though we were #1 on the waiting list, an opening never happened during the school year. We are hoping with the expansion, opportunities for students to extend their preschool time to meet their growth and development needs as well as changing family needs for preschool care will be met.

Last month we had registration for the 2013-14 school year. I arrived at 4:00am and was the 9th person in line. I was exhausted but felt confirmation once again in my decision to have my son (and someday my daughter) attend Surf City Christian. As the Surf City Christian returning parents waited in line, we talked about the extended family that the school has been for us. They have done wonders for our children and make us part of the nurturing school culture. Surf City Christian is doing great work preparing Huntington Beach preschoolers for kindergarten. Research is extensive about the value of quality preschool education. "By the time they enter kindergarten, studies in several states show that children who attend preschool are already ahead in early reading and math skills. That educational boost continues through K-12 and into adulthood, researchers who have followed children for decades found. Economic analyses show high-quality preschool saves our schools and our state money, and provides long-term benefits to our children and communities." (www.preschoolcalifornia.org) I want my children and other children to have the benefit of a valuable preschool experience. Please support Surf City Christian in providing the quality preschool experience they excel at for more Huntington Beach families. Our future depends on the success of our young people. Help make it happen with our future leaders in Huntington Beach.

Thank you,

The Smith Family

ATTACHMENT NO. 2.28

Surf City Christian

My mother in law Judy once told me that it takes a village to raise a child. I never quite understood what she meant by that until my son Mitchell started at SCC. You see, Judy was dying of pancreatic cancer when Mitchell was born. It was very important for her to share as much of her wisdom with me before she passed. She would come over with her Sands magazine with suggestions of activities that would be good for her grandson Mitchell to participate in. These 'activities' were not just for Mitchell, her plan was for me to find "my village". I joined several classes that the Sands offered, along with swim school and My Gym but never connected with the other participating parents. Therefore I was still unaware of the village theory.

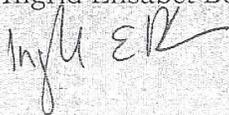
Children grow so quickly and before my husband and I knew it, it was time for Preschool. Everyone I spoke to said you have to visit SCC. That was the first call I made for a tour. We walked in to meet Ms. Tara, the nicest person one can ever hope to meet. She was kind enough to show us the school and that was it, we had found our school. How did we get so lucky? The school is adorable, clean; the teachers are super qualified and amazing. Mike and I thought we were such great parents doing an awesome job finding the perfect school for our son.

Unfortunately for us, other parents felt the same way and the classes were all full. We were devastated. I couldn't believe it. Our thoughts were consumed trying to figure out a way to get Mitchell in this school. After another long conversation, Ms. Tara told me to go home and pray. This I did and I believe that God hears all prayers. And Mitchell may not have his grandmother Judy physically here but she is in heaven whispering in God's ear when ever necessary. We got the call that they had one day "Friday" in the afternoon available for the summer. We jumped at the chance to get our son in to the school.

Mitchell's first day at preschool was my first day finding my village. After 3 years of searching I found it. Mitchell loved his school and I started to meet moms that I could relate to. He started coming home with stories of his new friends Henry and Spencer. I started planning play dates and lunches. In September he moved into the Yellow room. Mitchell met his best friends, Gavin and Weston. I also found two of my dear friends. This wonderful, little school is the foundation for children. Not only are they learning and getting ready for kindergarten, they are making long life friends and so are the parents.

Moms need a village to raise our children, and let me tell you this village is NOT easy to find... The teachers with the guidance of Ms. Tami sprinkle them with love, water them with knowledge and plant the seed of God in their heart. This is absolutely the best start we can give our little ones. It would really be a shame if other children and families did not have the opportunity to experience Surf City Christian.

Sincerely,
Ingrid Elisabet Bobbitt



To Whom It May Concern:

March 14, 2013

I respectfully submit this letter on behalf of Surf City Christian Preschool and Don and Tami Hopkins.

I have been a paying parent to this wonderful institution since 2007. I have been fortunate to have had two children to attend Surf City Christian Preschool, by choice. Other preschools in the area do not compare to the level that SCC Preschool upholds and demands of its employees, families, and students. Even in its early days of inception as a preschool, the owners Mr. and Mrs. Hopkins have made every attempt to have the families of the school understand, respect, and comply with traffic and parking regulations they set forth. In fact, a family must sign a waiver that if a family member does not comply they are subject to dismissal from the program. There is no forgiveness in this matter. Mr and Mrs Hopkins and the school are very very clear and firm with the absolute expectation of respecting the few neighbors that live on the street.

Mr. and Mrs. Hopkins have brought to North Huntington Beach what was and is so desperately needed in the community. A faith based, educationally backed preparatory preschool. The clientele that attends are affluent, educated and respectful.

I give the faculty many accolades in their achievements in preparing our young children for elementary school. Each faculty member is conscientious and genuine. The families that choose to pay top dollar to attend, and are fortunate to be selected; are all law abiding, faith based, citizens that want nothing more than to see the neighbors embrace this amazing program and its growth.

If you should have any questions regarding this matter, please do not hesitate to contact me at 714-840-8943

Sincerely,



Kelley Williams RN, MSN, CPNP
Pediatric Nurse Practitioner
UCLA/ Childrens Hospital

Parent of Megan and Phoebe Zehngut, 10 years and 5 years old.

Search Web

What's New? Mobile Mail Options

Get the newest Yahoo! Mail

Mailbox Unread | Print

[Mail](#) | [Check Mail](#) | [New](#) | [Contacts](#) | [Calendar](#) | [Notepad](#) | [Mail Search](#)

3 Bureau CREDIT REPORT

Folders

- Inbox (7)
- Drafts (56)
- Sent
- Spam (21) [Empty]
- Trash [Empty]
- My Photos
- My Attachments

Chat R mobile Text [Show]

[x am](#) | [Available](#)

Subscriptions

My Folders [Add - Edit]

- EarthLink_Mail (23)
- EarthLink_Serv... (1)
- Notes
- untitled

Dear Planning Commission, March 10, 2013

From: "Robin" <rishaaffe06@yahoo.com>
To: "Surf City Christian Preschool" <tamihopkins1@verizon.net>

Thursday, March 14, 2013 7:15 AM

Dear Planning Commission,

March 10, 2013

It is with our greatest pleasure that we write to you to express our true admiration, respect and trust in Surf City Christian Preschool. We had the fortunate opportunity to send our 1st child to this amazing school for three years and are so excited to currently have our 2nd child enrolled in e school. After experiencing the total three years in this school, we can honestly say he experienced a whole learning experience. The teachers were educated, professional, loving , kind and always willing to accommodate and work with the families for their specific needs. It was an overall positive experience and one that any parent of a child of school age desires to achieve. My child is now a Kindergarten student in our Huntington Beach City School District and is in the top 5% of his class. We feel Surf City Christian enabled him to achieve being such a well rounded and very prepared Kindergarten student. Thank you Surf City Cristian Preschool for all that you do.

The owners Tami and Don Hopkins exhibit the true characteristics of professional business owners that anyone of us would want in their community. They create an atmosphere where students and adults just want to be involved. Their outreach to the community with their monthly philanthropies and dedication to their families is beyond what is expected. It is a whole community, family experience . We truly feel honored to recommend them to our Huntington Beach City Planning Commission for review and acceptance of their business expansion. We feel they are an asset to the city and truly a gold star family business that the city could call upon and be honored to call them part of this wonderful city of community and businesses. With their expansion they will be allowed to expand this amazing business and offer additional families the same opportunity that our family has so proudly been able to be part of these past few years.

Thank you for your consideration.

Jay and Robin Shaffer

ATTACHMENT NO. 2.31

To Whom It May Concern,

We have called Surf City Christian Preschool a home away from home, to our three daughters, for the past seven years. They have exceeded all of our expectations in educating and preparing our children for elementary school. The exceptional staff have nurtured and loved our children giving them the tools needed to succeed in public school. Our third daughter is currently in their Pre-K program and we are confident that they have prepared her to excel just like her siblings. I have, and always will, highly recommend Surf City Christian to other friends and families with preschool aged children.

Sincerely,
Todd and Kristi Manthorne

3/13/13

To: Huntington Beach Planning Commission

Subject: Surf City Christian School expansion

I am the grandfather of a boy who has been attending Surf City for 3 years. I have been impressed by how this school has done such a good job of preparing Mitchell for his start in kindergarten. He is well-prepared both scholastically and with a set of moral values. Both of these are very important.

The staff at this school is dedicated to providing the right tools for the children as they move on in life. We must be aware that these 3-5 year olds are the future citizens of Huntington Beach and it is so important that they are taught proper values to be good citizens.

I feel the school has drawn up a workable plan that will cause minimum difficulties in the surrounding community and result in a big plus for Huntington Beach over the long-term

I strongly urge you to look favorably on the school's request for expansion.

Thank you for allowing me to contact you on this matter.

Sincerely,



David A. Senn

3692 Montego Drive

Huntington Beach, Ca. 92649

714-840-7254

ATTACHMENT NO. 2.33

Petition to Support Expansion of Surf City Christian Child Development Preschool

I support Surf City Christian Preschool's expansion plans to add a new parking lot and building to the existing site. I am a Huntington Beach resident and feel this project is a benefit and asset to the Huntington Beach community.

| | Name & Signature | Address |
|-----|-------------------|--|
| 1. | Breanna O'Toole | 4491 Oceanridge Dr. HB 92649 |
| 2. | NGUYEN CE NGUYEN | 16332 BAYSHORE LN HB 92649 |
| 3. | BENJAMIN WILL | 5752 WHISTLER CIR, HB 92649 |
| 4. | Trisha Ambrose | 16591 TIDER LANE, HB 92649 |
| 5. | Christine Higgins | 16551 Grunion Ln #305 HB 92649 |
| 6. | Eby Kent | 16191 TAMAS HB 92649 |
| 7. | MARK KENT | 16191 TAMAS HB 92649 |
| 8. | June Yakura | 6412 Myrtle Dr. HB, CA 92647 |
| 9. | John Edinger | 1807 ALSHA HO 92648 |
| 10. | Cynthia Wong | 8936 Grandville Cir, Westminster, CA 92683 |
| 11. | Laura Black | 4194 Andros Cr. HB 92649 |
| 12. | Erika Hartman | 4542 Wellfleet Dr 92649 |
| 13. | Trish Neal | 15422 Hanover Ln HB 92647 |
| 14. | Tom DRENTH | 16291 Saybrook Ln HB CA 92649 |
| 15. | JEFF HAYES | 1881 MALMO Cir N.S. 92647 |
| 16. | | 4221 Sullivan Dr HB 92649 |
| 17. | Kristen Defree | 5152 Heil Ave Apt. 79 HB 92649 |
| 18. | Kunha Mercado | 15232 Newcastle LN HB CA 92647 |
| 19. | John Mercado | 15232 Newcastle LN HB CA 92647 |
| 20. | Jon Daniels | 5421 Meadowlark Dr. HB. 92649 |
| 21. | PAWN HINES | 16372 Fairway LN. HB 92649 |
| 22. | Williams Farmer | 16381 RIEDE LN #R 92649 |
| 23. | Risa Farmer | 16381 Birdle Lake HB, CA 92649 |

I support Surf City Christian Preschool's expansion plans to add a new parking lot and building to the existing site. I am a Huntington Beach resident and feel this project is a benefit and asset to the Huntington Beach community.

| | Name & Signature | Address |
|-----|--------------------------|---------------------------------------|
| 52. | Travis | 18761 Clearview Ln HB, Ca 92649 |
| 53. | Marcia Pan | 18761 Clearview Ln HB, Ca 92649 |
| 54. | Vickie Bernard | 7751 Colank Ave. Westminster CA 92683 |
| 55. | Han Sin Wong | 5501 Wendy Circle HB, CA 92649 |
| 56. | Kimberly Kayce | 6312 Cornell Dr. HB-92647 |
| 57. | Deborah Spiegel | 3791 MORITZ DR HUNTING BEACH CA 92649 |
| 58. | Maria Ascell | 328 9th St. HB 92648 |
| 59. | Evin Halliday | 5372 Dovertan Dr. HB 92649 |
| 60. | Sandra Kampaniez | 11215 Nianhio Cir/HB 92649 |
| 61. | Robin Jay Shaffer | 214 16th Street HB 92648 |
| 62. | Blondie Kelly | 973 BLUEBOW, SB 90740 |
| 63. | Pamela Neubach | 18011 Bellalen Circle. HB, CA 92647 |
| 64. | Kristen Meckel Knudsen | 5202 Acorn Dr. HB, CA 92649 |
| 65. | Laurie Boyce Humi Boyce | 116402 Fairway Lane HB, CA 92649 |
| 66. | Andrea Atkinson | 17961 Larcrest Cr. HB CA 92647 |
| 67. | Kelly Dolens (Kelly Ann) | 11272 Nassau Lane, HB CA 92649 |
| 68. | Kristen Krieger | 112391 Underhill HB CA 92647 |
| 69. | Dorlyn Shickelford | 5602 Roger Dr. HB CA 92649 |
| 70. | Chloe Berger | 110522 Hillview Cir 92649 |
| 71. | Cate Ortiz | 5731 Hill Ave HB, CA 92649 |
| 72. | Letta Strecke | 17452 Wild Rose Ln HB CA 92649 |
| 73. | Eralyn Medlin | 17851 Quintana Ln HB. CA 92647 |
| 74. | Anna Storey | 6792 Stanford Ave GG 92645 |
| 75. | Jenny Zebby | 10567 Alameda way HB 92649 |
| 76. | Natalie Thomas | 4062 Humboldt Dr, HB CA 92649 |
| 77. | Cindy Nosek Andy Nosek | |
| 78. | Sandra Blake | 17072 Sims Dr HB 92649 |

I support Surf City Christian Preschool's expansion plans to add a new parking lot and building to the existing site. I am a Huntington Beach resident and feel this project is a benefit and asset to the Huntington Beach community.

| | Name & Signature | Address |
|------|-----------------------|---|
| 79. | Tim Bush | 4612 Vic Vista Ct. HRC 92649 |
| 80. | Michelle Kuntenschild | 10881 Talim Ln. HB 92649 |
| 81. | Sharon Allen Wolcott | Sharon Allen Wolcott P.O. Box 506 Lomita CA 90717 |
| 82. | David A. Sew | 3692 N. W. 1360 Dr. H.B. CA 92649 |
| 83. | Jennifer Muschetto | 18166 Muir Woods Ct. FU CA 92708 |
| 84. | Tom Dennis | 5421 Meadowlark Dr. HB 92649 |
| 85. | Paola McDonnell | 11341 Sacton Ln HB 92649 |
| 86. | Dee Goodwin | 17501 Crown HB 92649 |
| 87. | Susan Kerami | Juan Kerami 7821 Essex Dr #202 HB 92648 |
| 88. | Fernanda Luidk | 17571 Montbony Cir-Huntington |
| 89. | Tara Smith | 5255 Tuffn St. Westminster 92683 Beach, CA |
| 90. | Kim Gabel | 5162 Pearce Dr. HB 92649 |
| 91. | Alison Longnecker | 6101 Tyrone Cir. HB 92647 |
| 92. | Shea Nolan | 6601 Edgmont Dr HB 92647 |
| 93. | Helen Varela | 16835 Pembroke Ln HB 92649 |
| 94. | Julie Schindler | 903 California St HB 92648 |
| 95. | Amanda Rosado | 11071 Evergreen Cir. Apt. C HB 92647 |
| 96. | Allen Berger | 16522 Hillview Cir #D HB 92649 |
| 97. | Doree Aprea | 5522 Middlecoff Dr. HB 92649 |
| 98. | Jennifer Aprea | 5522 Middlecoff Dr HB 92649 |
| 99. | Tatiana Espinoza | 7872 Newman Ave Apt #U HB 92647 |
| 100. | Timothy Stevens | 17972 Skye Ln HB CA 92647 |
| 101. | Tie Yang | 17155 Roundhill Dr. HB. CA 92649 |
| 102. | Heather Balaam | 221 8th St S.B. CA 9040 |
| 103. | Tamara A. Hartz | 5982 Bellfield Ln HB CA 92648 |
| 104. | Paula Lutz | 5982 Bellfield Ln HB CA 92648 |
| 105. | Michael Giannicchi | 8182 Latex Dr #R Huntington Beach 92647 |

M. Garcia

I support Surf City Christian Preschool's expansion plans to add a new parking lot and building to the existing site. I am a Huntington Beach resident and feel this project is a benefit and asset to the Huntington Beach community.

| Name & Signature | Address |
|-------------------------|--------------------------------------|
| 106. <i>[Signature]</i> | 5001 CHURCHILL AVE |
| 107. <i>[Signature]</i> | 4922 ARKANA CIR HB 92649 |
| 108. <i>[Signature]</i> | 5261 Wishfield HR 92649 |
| 109. <i>[Signature]</i> | 110882 Morse Circle, HB 92649 |
| 110. <i>[Signature]</i> | 16882 Morse Crk, HB 92649 |
| 111. <i>[Signature]</i> | 16572 Maywood Ln HB 92649 |
| 112. <i>[Signature]</i> | 16572 Maywood Ln, HB 92649 |
| 113. <i>[Signature]</i> | 16292 Eagle Ln HB 92649 |
| 114. <i>[Signature]</i> | 16292 Mandalay Cir HB 92649 |
| 115. <i>[Signature]</i> | 16292 Mandalay Cir HB 92649 |
| 116. <i>[Signature]</i> | 14301 Hawthorn Dr H 92647 |
| 117. <i>[Signature]</i> | 16042 Melody Ln, HB, 92649 |
| 118. <i>[Signature]</i> | 16152 SCHRYER Ln, HB, 92649 |
| 119. <i>[Signature]</i> | 4682 Warner Ave, HB, 92649 |
| 120. <i>[Signature]</i> | 11291 COUNTESS DR #15, HB, CA 92649 |
| 121. <i>[Signature]</i> | 15422 Hammer Ln. H.B. CA 92647 |
| 122. <i>[Signature]</i> | 15382 Andaman Ln, HB CA 92649 |
| 123. <i>[Signature]</i> | 16042 Melody Ln, HB CA 92649 |
| 124. <i>[Signature]</i> | 6882 Rook Dr HB CA 92647 |
| 125. <i>[Signature]</i> | 15951 Feola Cir HB CA 92647 |
| 126. <i>[Signature]</i> | 16921 Cod Cir, #A HB, CA 92647 |
| 127. <i>[Signature]</i> | 15361 Rushmore Ln HB CA 92647 |
| 128. <i>[Signature]</i> | 15532 Aulnay Lane HB CA 92647 |
| 129. <i>[Signature]</i> | 17371 Drey Lane H.B. CA 92647 |
| 130. <i>[Signature]</i> | 11077 Santa Barbara Lane HB CA 92649 |
| 131. <i>[Signature]</i> | 18501 BOKOTAL AVE V.P. CA 92861 |
| 132. <i>[Signature]</i> | 17162 Marina View, HB 92649 |

I support Surf City Christian Preschool's expansion plans to add a new parking lot and building to the existing site. I am a Huntington Beach resident and feel this project is a benefit and asset to the Huntington Beach community.

| | Name & Signature | Address |
|------|--|--|
| 160. | Michelle & Jon Wilton <i>Michelle Wilton</i> | 16721 Marine Lane HBCA 92647 |
| 161. | Amy Sisk <i>Amy Sisk</i> | 6751 Morning Tide HB CA 92648 |
| 162. | Kristin Gilbert <i>Kristin Gilbert</i> | 17071 Tiffany Cir. HBCA 92649 |
| 163. | Christine Sheppard <i>Christine Sheppard</i> | 20095 Waterford Ln HBCA 92646 |
| 164. | Abbe Ship <i>Abbe Ship</i> | 16391 Fairway Ln. 92649 |
| 165. | Dena Calab <i>Dena Calab</i> | 6701 Indragate Cir 92648 |
| 166. | Kelley Williams <i>Kelley Williams</i> | 17531 Nightwood Ln 92649 |
| 167. | Erin Evangelista <i>E. Evangelista</i> | 26821 La Alameda MV 92691 |
| 168. | Dorlene Hard <i>Dorlene Hard</i> | 5611 Selkirk Dr Huntington Beach |
| 169. | Tera Stephens <i>Tera Stephens</i> | 19525 Elderwood Huntington Beach |
| 170. | Tereza Harper <i>Tereza Harper</i> | 1325 Arch Lane HB, CA 92649 |
| 171. | Ingrid Babbitt <i>Ingrid Babbitt</i> | 16172 Santa Barbara Lane HB 92649 |
| 172. | David & Holly Johnson <i>David Johnson</i> | 6321 Cherokee Dr Westminister CA 92683 |
| 173. | Amelia DAB Medeth <i>Amelia DAB Medeth</i> | 17061 Friml Ln. HB CA 92649 |
| 174. | Kelli Stevens <i>Kelli Stevens</i> | 17912 Skye Ln HB 92647 |
| 175. | Corynne Wokan <i>Corynne Wokan</i> | 16791 Pembroke Lane HB CA 92649 |
| 176. | Kristie Rubio <i>Kristie Rubio</i> | 17072 Sims Ln Apt D HB 92649 |
| 177. | Cheryl Callahan <i>Cheryl Callahan</i> | 5911 Lourdes Dr. HB CA 92649 |
| 178. | Vina Beland <i>Vina Beland</i> | 9021 Stallion Circle HB CA 92649 |
| 179. | Jeanette N. Case <i>Jeanette N. Case</i> | 17072 Sims Ln Apt D HB 92649 |
| 180. | Julie Gill <i>Julie Gill</i> | 16512 Ross Ln H.B CA 92647 |
| 181. | Chin-m Hoffmann <i>Chin-m Hoffmann</i> | 1095 Alabama St HB CA 92648 |
| 182. | Patricia Anderson <i>Patricia Anderson</i> | 16022 Aria Cir. HB CA 92649 |
| 183. | Danielle Mitchell <i>Danielle Mitchell</i> | 424 15th St. Unit D, HB 92648 |
| 184. | Thero Truan <i>Thero Truan</i> | 4920 Shelburne Dr H.B 92649 |
| 185. | Nicole Miller <i>Nicole Miller</i> | 17682 Collie Lane, HB 92647 |
| 186. | Amanda Case <i>Amanda Case</i> | 5061 Flamingo Circle HB CA 92649 |
| 187. | Colleen Geist <i>Colleen Geist</i> | 612 Ashland Dr. HB 92648 |

I support Surf City Christian Preschool's expansion plans to add a new parking lot and building to the existing site. I am a Huntington Beach resident and feel this project is a benefit and asset to the Huntington Beach community.

| Name & Signature | Address |
|--------------------------|--|
| 188. Kelly Poore | 7001 Candlelight Cir HB CA 92649 |
| 189. Brandon DeLisio | 17232 Cuckoo View Court H.B 92647 |
| 190. Mary Lalonde | 16803 Pembroke Ln HB 92649 |
| 191. Gisela Jordanides | 10535 Abrogain St. #200 HB, Ca 92649 |
| 192. Karen Grudinger | 5286 Chadwick Dr HB CA 92649 |
| 193. Stacy Diaz | 3563 W Greentree Cir #B Anaheim CA 92804 |
| 194. Kim Smith | 5402 Old Pirate HB CA 92649 |
| 195. Gina Harbom | 18005 Park Meadow Ln, HB 92647 |
| 196. Jill Michaels | 5427 Gerardo Cir HB 92648 |
| 197. Fernanda Brady | 10042 Shields Dr. HB 92647 |
| 198. Kelsi Mistrick | 6161 Norwalk Dr HB CA 92648 |
| 199. Shannon Ewing | 10901 Hoskins Dr HB Ca 92649 |
| 200. Macee Reitz | 18155 2nd str TV CA 92708 |
| 201. Kasee Ren | 19210 Chandon Lane HB CA 92648 |
| 202. Lisa Tackmann | 5851 Midway Dr. HB CA 92648 |
| 203. Lacey Robertson | 16881 Hoskins Ln #6 HB, CA 92649 |
| 204. Phalkun Chuwon | 6520 Peppercorn Dr. BP CA 90620 |
| 205. Brandi Pucella | 10152 Sydney Dr. HB, CA 92647 |
| 206. Heather Van Nizkirk | 8092 BRUSH DRIVE HB 92647 |
| 207. April Franks | 6421 Silent Harbor Dr. CA 92648 |
| 208. Terri Rembarkos | Kasravi 16325 Primrose Lane HB, CA 92649 |
| 209. Heidi Barnett | 3141 Blume Drive Rossmore, CA 90820 |
| 210. Kristi Manthorne | 8926 Cardinal Ave Fountain Vly, CA 92708 |
| 211. Helen Vareky | 10835 Pembroke Ln, Huntington Beach, CA 92649 |
| 212. Emily Selna | 17151 Rotterdam Ln, Huntington Beach, CA 92647 |
| 213. Stacey Keus | 110811 Wanderly Lane 92649 |
| 214. Pieter Keus | 16811 Wanderly Lane 92649 |
| 215. Diane Cummings | 32702 Corte Panorama 92009 |

Surf City Christian Preschool Expansion
 Surf City Christian Preschool Expansion

Background (Preamble):

Quality preschool education provides a fundamental foundation for our children. Surf City Christian seeks to foster the development of the whole child-social, emotional, cognitive and spiritual.

Surf City Christian Preschool is working to expand their school and educational services in light of increased demand from the Huntington Beach community.

Petition Text:

I support Surf City Christian Preschool's Expansion Plans to add a new parking lot and building to the existing site at 5432 Heil Avenue in Huntington Beach.

I am a Huntington Beach resident, current preschool family, or alumni preschool family.

I fee this project is a benefit and asset to the Huntington Beach community.

Signatures

| # | Title | FirstName | Surname | Email | Address | Town/City | S/C/P | Region | Zip/PC | Date |
|--|-------|-----------------|----------------|------------------------------|------------------------|------------------|------------|--------|--------|--------------|
| 76 | N/G | Suzanne | Herz | herzx4@verizon.net | 6742 Rook Dr | Huntington Beach | Ca, orange | USA | 92647 | Mar 13, 2013 |
| 75 | N/G | Carrie | Suyeto | csuyeto@gmail.com | 17552 Montbury Circle | Huntington Beach | CA | USA | 92649 | Mar 13, 2013 |
| 74 | N/G | Laurel | Armor | laurelhb@yahoo.com | 5432 Harold Place | Huntington Beach | ca | USA | 92647 | Mar 13, 2013 |
| 73 | N/G | James | Balaam | jimbobalaam@gmail.com | 221 8th st | Seal beach | Ca | USA | 90740 | Mar 13, 2013 |
| 72 | N/G | Blake | Selna | emilyandblake@verizon.net | 17151 Rotterdam Ln | Huntington Beach | CA | USA | 92647 | Mar 13, 2013 |
| Comment: Wonderful nurturing and educational school! | | | | | | | | | | |
| 71 | N/G | Shannon | Ewing | shannewing@yahoo.com | 16901 Hoskins lane | Huntington beach | N/G | USA | 92649 | Mar 13, 2013 |
| 70 | N/G | joh | Rice | mtydk@aol.com | 4732 rey dr. | huntington brach | ca | N/G | 92649 | Mar 13, 2013 |
| 69 | N/G | Tamara | Morgan | tammorgan78@yahoo.com | 4672 Milo Dr Apt D | Huntington Beach | N/G | N/G | 92649 | Mar 13, 2013 |
| 68 | N/G | Kelly | Rice | knrice20@yahoo.com | 14267 Baker St. | Westminster | CA | USA | 92683 | Mar 13, 2013 |
| Comment: Surf City Christian Preschool is a wonderful establishment that many families depend on to care for their children. It is a nurturing, loving environment that I have a collective five years experience at and I trust SCC whole heartedly. | | | | | | | | | | |
| 67 | N/G | RAYMOND | SCHMIDLER | info@flutterflic.com | 903 California St | Huntington Beach | CA | USA | 92648 | Mar 13, 2013 |
| Comment: My family supports SSC and we know the community will benefit from their expansion. | | | | | | | | | | |
| 66 | N/G | Susie | Henry-Searight | iheartmyjesus@yahoo.com | 3111 w. Vallejo dr. | Anaheim | California | USA | 92804 | Mar 13, 2013 |
| 65 | N/G | Danielle | Mitchell | danielynn.mitchell@gmail.com | 424 15th street, apt D | Huntington Beach | CA | USA | 92647 | Mar 13, 2013 |
| Comment: I fully support the expansion project by SCC. This will better the community as well as those directly involved with SCC. | | | | | | | | | | |
| 64 | N/G | Tyler | Clark | tyleroneilclark@yahoo.com | 15951 Feola Circle | Huntington Beach | CA | USA | 92647 | Mar 13, 2013 |
| 63 | N/G | Jennifer (JaJa) | Clark | jaja.clark@yahoo.com | 15951 Feola Circle | Huntington Beach | CA | USA | 92647 | Mar 13, 2013 |
| 62 | N/G | Heather | Polanco | hpolanco@ymail.com | 15532 Aulnay Lane | Huntington Beach | CA | N/G | 92647 | Mar 12, 2013 |
| 61 | N/G | Kristin | Gilbert | kj_trudy@yahoo.com | 17071 Tiffany Circle | Huntington Beach | CA | USA | 92649 | Mar 12, 2013 |
| Comment: We have eagerly been awaiting the expansion of Surf City Christian. SCC has been a home away from home for my older son for three years now and I couldn't imagine him any where else. The loving, caring, God-centered experience that my sons receive is beyond comparison and we are so thankful for the school, teachers, and administration. | | | | | | | | | | |
| The Gilbert family | | | | | | | | | | |

| | | | | | | | | | | |
|----|-----|-------|---------|---------------------|-----------------|------------------|-----|-----|-------|--------------|
| 60 | N/G | dedra | jackson | dedekitty@yahoo.com | 16886 Roosevelt | Huntington Beach | N/G | N/G | 92649 | Mar 12, 2013 |
|----|-----|-------|---------|---------------------|-----------------|------------------|-----|-----|-------|--------------|

ATTACHMENT NO. 2.40

| | | | | | | | | | | |
|---|-----|-----------|-----------|----------------------------|--------------------------|------------------|---------------|-------------|--------|--------------|
| 59 | N/G | Thomas | Clark | tc@mapinc.com | 17111 Twain Ln. | Huntington Beach | CA | N/G | 92649 | Mar 11, 2013 |
| 58 | N/G | Stephanie | Ware | skerekes12@hotmail.com | 5267 Warner Ave #140 | Huntington Beach | N/G | N/G | 926649 | Mar 11, 2013 |
| 57 | N/G | Rozanna | DeForest | rozannadeforest@gmail.com | 5311 Brightfield Cir | Huntington Beach | N/G | N/G | 92649 | Mar 11, 2013 |
| <p>Comment: Best school in town! Most excellent staff n owners r as caring n loving as if your child was their own...so blessed to have been touched by these angels!</p> | | | | | | | | | | |
| 56 | N/G | Karie | Sand | sunnylo@aol.com | 6131 Glenwood Dr. | Huntington Beach | CA | USA | 92647 | Mar 10, 2013 |
| 55 | N/G | Karrie | Rea | karrie.rea@hotmail.com | 19210 Chandon Lane | Huntington Beach | CA | USA | 92648 | Mar 10, 2013 |
| 54 | N/G | Emily | McAuley | mcauley_family@hotmail.com | 2971 main way drive | Los Alamitos | Ca | USA | 90720 | Mar 10, 2013 |
| <p>Comment: We are an alumni preschool family who support the expansion of this amazing preschool!!! We no longer live in Huntington Beach, but we do know this school is a valuable asset to the community!</p> | | | | | | | | | | |
| 53 | N/G | Mena | Ruiz | mena@ajruiz.com | 4662 Winthrop Drive | Huntington Beach | CA | N/G | 92649 | Mar 10, 2013 |
| 52 | N/G | Anne | Webber | qltymom@gmail.com | 6326 Silent Harbor Dr. | Huntington Beach | N/G | N/G | 92648 | Mar 10, 2013 |
| 51 | N/G | Angie | Labarbera | a-labarbera@hotmail.com | 190 Pomona ave | Long beach | N/G | N/G | 90803 | Mar 10, 2013 |
| 50 | N/G | Heidi | Barnett | heidiebarnett@aol.com | 3141 Blume Drive | Rossmoor | Ca | USA | 90720 | Mar 10, 2013 |
| 49 | N/G | Kelley | Williams | msnckz@gmail.com | 17531 wrightwood lane | Huntington Beach | Ca | N/G | 92649 | Mar 10, 2013 |
| 48 | N/G | Lynn | Clark | lynn.clark33@verizon.net | 17111 Twain Ln. | Huntington Beach | CA | N/G | 92649 | Mar 10, 2013 |
| 47 | N/G | MaryJane | Kroll | mj@teamkroll.com | 5202 Pearce Drive | Huntington Beach | CA | USA | 92649 | Mar 10, 2013 |
| <p>Comment: My children attended Surf City Christian and they are wonderful community members. Their location has long needed expansion and there is plenty of room there. I believe the expansion would also beautify their property. I live in the neighborhood beside Surf City Christian and I fully support their expansion.</p> | | | | | | | | | | |
| 46 | N/G | Sharon | Dart | scdart2000@yahoo.com | 17912 Fernpoint Cr. | Huntington Beach | Calif | USA | 92647 | Mar 10, 2013 |
| 45 | N/G | Deborah | Jankovich | tdtjank@yahoo.com | 3571 running tide circle | Huntington Beach | Ca | USA | 92649 | Mar 10, 2013 |
| 44 | N/G | James | Britton | jamesbritton99@yahoo.com | 9072 gettysburg drive | huntington beach | CA | Afghanistan | 92646 | Mar 10, 2013 |
| <p>Comment: "You may take our lives but you will never take our freedom" - William Wallace</p> | | | | | | | | | | |
| 43 | N/G | Tim | Lambert | timglambert@yahoo.com | 6122 Montecito Dr. | Huntington Beach | CA | USA | 92647 | Mar 10, 2013 |
| 42 | N/G | Marla | Kalkus | marlakalkus@gmail.com | 5292 Acorn Dr | Huntington Beach | Ca | USA | 92649 | Mar 10, 2013 |
| 41 | N/G | Craig | Reynolds | creynolds42@gmail.com | 19861 Gloucester Ln | Huntington Beach | California | USA | 92646 | Mar 10, 2013 |
| <p>Comment: Amazing school with caring teachers!!!! Please support!</p> | | | | | | | | | | |
| 40 | N/G | Cynthia | Lueck | bratakin@gmail.com | 7081 Trestles Ct | Huntington Beach | ca | USA | 92648 | Mar 10, 2013 |
| 39 | N/G | Stacy | Arnold | stacy_arnold@msn.com | 9831 Kings Canyon | HB | Orange county | USA | 92646 | Mar 10, 2013 |
| 38 | N/G | Michele | Schmitz | michelemohney@yahoo.com | 10432 Sunday dr | Huntington Beach | N/G | USA | 92646 | Mar 10, 2013 |
| 37 | N/G | Jeanne | Criss | jbcrriss@yahoo.com | 9622 Cornwall Drive | Huntington Beach | CA | USA | 92646 | Mar 10, 2013 |
| <p>Comment: I feel this project will be beneficial to Huntington Beach and I urge you to permit it.</p> | | | | | | | | | | |
| 36 | N/G | Amber | Nissen | amberrnissen620@gmail.com | 17841 carranza lane | Huntington beach | Ca | USA | 92647 | Mar 09, 2013 |

| | | | | | | | | | | |
|--|-----|-----------|---------------|----------------------------|---------------------------|------------------|------------|--------|---------|--------------|
| 35 | N/G | Julie | Reynolds | juliereynolds42@gmail.com | 19861 Gloucester Ln | Huntington Beach | CA | USA | 92646 | Mar 09, 2013 |
| <p>Comment: Absolutely best school in Huntington Beach!! The teachers and owners are absolutely amazing and passionate about the children's development!</p> | | | | | | | | | | |
| 34 | N/G | Cathleen | Bosworth | cathleenbosworth@gmail.com | 1641 Heather Ave | Tustin | California | USA | 92780 | Mar 09, 2013 |
| 33 | N/G | Lauren | Smith | laurenkaci@gmail.com | 1202 Delaware St | Huntington Beach | Ca | USA | 92648 | Mar 09, 2013 |
| 32 | N/G | Julie | Newton | jnewton526@aol.com | 20752 hunter lane | Huntington Beach | Ca | N/G | 92646 | Mar 09, 2013 |
| <p>Comment: This preschool is a responsible and conscientious neighbor. They provide great service to our community. Let them expand to help more children and families.</p> | | | | | | | | | | |
| 31 | N/G | Julie | Perkins | julieperx@yahoo.com | 18002 Larcrest Circle | Huntington Beach | CA | N/G | 92647 | Mar 09, 2013 |
| 30 | N/G | Katie | Collins | katiecollins24@hotmail.com | 5871 Woodboro Drive | Huntington Beach | California | USA | 92649 | Mar 09, 2013 |
| 29 | N/G | Vanessa | Schueler Graf | butterflhigh@hotmail.com | 18938 Coolwater lane | Huntington beach | N/G | USA | 92648 | Mar 09, 2013 |
| 28 | N/G | Jennifer | Aase | aaseb@cox.net | 11 Dennis Lane | Ladera Ranch | CA | USA | 92694 | Mar 09, 2013 |
| 27 | N/G | Jana | Bailey | baileyjana@hotmail.com | 5361 Wishfield Circle | Huntington Beach | N/G | USA | 92649 | Mar 09, 2013 |
| 26 | N/G | Tiffany | Nelson | tiffnelson@aol.com | 18635 Larchmont Circle | Huntington Beach | CA | USA | 92648 | Mar 09, 2013 |
| 25 | N/G | Kim | Gabel | kingabel@gmail.com | 5162 Pearce Drive | Huntington Beach | N/G | N/G | 92649 | Mar 09, 2013 |
| <p>Comment: I fully support Surf City Christian preschool and believe in their mission and purpose. I have 3 boys 2 are current SCC students and one us a future student. Please allow this school to expand and meet the needs of our local children.</p> | | | | | | | | | | |
| 24 | N/G | Caylen | Carrothers | sportsbb9@aol.com | 1238 Windermere way | Edmonton | Alberta | Canada | T6w 1r5 | Mar 09, 2013 |
| <p>Comment: Go surf city Christian!! They are the best for the kids and community.</p> | | | | | | | | | | |
| 23 | N/G | Marisa | Babin | rmbabin@verizon.net | 17421 Suffolk Lane | Huntington Beach | CA | USA | 92649 | Mar 09, 2013 |
| <p>Comment: Our children have either been students of Surf City Christian Preschool or will be in the months to come. We love the school! The Hopkins are good and decent people, who are interested in improving the school by remodeling classrooms and making the school more accessible to employees (teachers) and students by moving the entrance to Graham Place, thus taking potential traffic from Graham Place. Please allow Surf City Christian Preschool to remodel/expand the preschool. It is a needed remodeling effort that will update the school and resolve worried neighbors fears of noise and traffic. Thank you for your consideration!</p> | | | | | | | | | | |
| 22 | N/G | Michelle | Eschenburg | hbmom33@yahoo.com | 5911 Kenbrook Drive | Huntington Beach | CA | USA | 92648 | Mar 09, 2013 |
| 21 | N/G | Elizabeth | Hughes | bsylzy@me.com | 9715 La Tierra Circle | Fountain Valley | California | USA | 92708 | Mar 09, 2013 |
| 20 | N/G | Tera | Stephens | teraraestephens@mac.com | 19525 Elderwood Circle | Huntington Beach | CA | USA | 92648 | Mar 09, 2013 |
| 19 | N/G | James | Pilkington | jpilk490@gmail.com | 16826 Harvest Lane | Huntington Beach | California | USA | 92649 | Mar 09, 2013 |
| 18 | N/G | April | Cauthen | aprilnhb@aol.com | 301 promontory drive east | Newport Beach | Ca | N/G | 92660 | Mar 09, 2013 |
| 17 | N/G | Cari | Castaneda | carifranzo@gmail.com | 16701 Edgewater | Huntington Beach | N/G | N/G | 92649 | Mar 09, 2013 |
| 16 | N/G | Michelle | Wilton | jmwilton@me.com | 16721 Marie Lane | Huntington Beach | CA | USA | 92647 | Mar 09, 2013 |
| 15 | N/G | Nicole | Miller | ordering2@socal.rr.com | 17682 Collie Lane | Huntington Beach | CA | USA | 92647 | Mar 08, 2013 |
| 14 | N/G | Brian | Van Holt | bchb22@aol.com | 5162 Sparrow Drive | Huntington Beach | N/G | USA | 92649 | Mar 08, 2013 |
| <p>Comment: Best preschool around!</p> | | | | | | | | | | |
| 13 | N/G | Chris | Sielk | csielk@hotmail.com | 6751 Mariposa | Huntington Beach | CA | USA | 92649 | Mar 08, 2013 |

ATTACHMENT NO. 2.42

| ID | N/G | First Name | Last Name | Email | Address | City | State | Country | Zip | Date |
|--|-----|------------|------------|-----------------------------|-------------------------------|------------------|------------|---------|-------|--------------|
| 12 | N/G | Amy | Siok | amysiok@hotmail.com | 6751 Morning Tide Dr. | Huntington Beach | CA | USA | 92648 | Mar 08, 2013 |
| 11 | N/G | carmen | gallher | pecuador@aol.com | 6792 alexandria dr | huntington beach | ca | USA | 92647 | Mar 08, 2013 |
| 10 | N/G | Kimberly | Mayer | kimberlyanne333@hotmail.com | 6392 Cornell Dr | Huntington Beach | N/G | N/G | 92647 | Mar 08, 2013 |
| 9 | N/G | Brandi | Pucella | blpucella@aol.com | 6152 Sydney Dr. | Huntington Beach | California | USA | 92647 | Mar 08, 2013 |
| 8 | N/G | Helen | Varela | helen1varela@hotmail.com | 16835 pembroke lane | Huntington Beach | Ca | USA | 92649 | Mar 08, 2013 |
| <p>Comment: For the safety of our children and for the benefit of the community and residents o the area, please approve the expansion to add a parking lot which will aliviate the parking situation on graham place.</p> | | | | | | | | | | |
| 7 | N/G | Paola | Maldonado | buzzio73@yahoo.com | 16341 Saratoga LNG | Huntington Beach | CA | USA | 92649 | Mar 08, 2013 |
| 6 | N/G | Sandra | Kompaniez | skompaniez@yahoo.com | 16315 Niantic circle | Huntington Beach | N/G | N/G | 92649 | Mar 08, 2013 |
| 5 | N/G | Brigid | Oconnor | bridieeeee@gmail.com | Franmar circle | Huntington Beach | Ca | USA | 92649 | Mar 08, 2013 |
| 4 | N/G | Ruth | Hornbuckle | ruthhornbuckle@aol.com | 16444 Bolsa Chica Street #134 | Huntington Beach | California | USA | 92649 | Mar 08, 2013 |
| 3 | N/G | Viviana | Bruno | vivbruno@gmail.com | 7772 Colgate Ave | Westminster | California | USA | 92683 | Mar 08, 2013 |
| 2 | N/G | Stephanie | Wege | stephaniewege@gmail.com | 15752 Aulnay Ln | Huntington Beach | N/G | N/G | 92647 | Mar 07, 2013 |
| 1 | N/G | Christine | Sheppard | christinehess@hotmail.com | 20095 Waterford Lane | Huntington Beach | N/G | N/G | 92646 | Mar 07, 2013 |

- * N/C - field not collected by the author
- * N/G - not given by the signer
- * S/C/P - State, County or Province
- * PC - Post Code
- * Names in green have elected to be viewed as 'anonymous' in the public signature list
- * 'View' links in red indicate that signer(s) do not want public display of their comment

ATTACHMENT NO. 2.43



State of California

Department of Social Services

Facility Number: 304370218

Effective Date: 02/23/2006

Total Capacity: 63

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

SURF CITY CHRISTIAN CHILD DEVELOPMENT PRESCHOOL

to operate and maintain a

DAY CARE CENTER

Name of Facility

SURF CITY CHRISTIAN CHILD
DEVELOPMENT PRESCHOOL

5432 HEIL

HUNTINGTON BEACH, CA 92649

This License is not transferable and is granted solely upon the following:

MONDAY THRU FRIDAY, 7:00AM TO 6:00PM, AGES: 2 TO 6 YEARS OLD.

Client Groups Served:

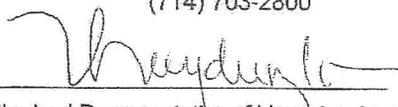
CHILDREN / INFANT

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(714) 703-2800

Jeffrey Hiratsuka
Deputy Director,
Community Care Licensing Division


Authorized Representative of Licensing Agency

POST IN A PROMINENT PLACE



City of Huntington Beach

Business License 173
714-536-5267 FAX 714-536-5934

P O Box 711
California 92648

Lori Ann Farrell
Director of Finance

SURF CITY CHRISTIAN CHILD DEVELOPMENT PRESCHOOL
5432 HEIL AVE
HUNTINGTON BEACH CA 92649

Dear Business Owner:

Thank you for your payment. Attached is your City of Huntington Beach Business License. Please note that approximately one month prior to the license expiration date, you will be mailed a renewal notice for the coming year. If for any reason your renewal notice does not arrive, you are still responsible to renew and pay your business license amount prior to the expiration date. You will incur penalties if this payment is not received by the expiration date.

Please post the business license in public view. If you do not transact business from a fixed location within the city, you must carry this license with you at all times. Your business vehicle should also carry this license, and the license plate number of the vehicle(s), if applicable, should match the one on the business license. Please notify Business License if there are any changes of ownership, address, business name, business vehicle, or type of business conducted. Additionally, please notify the city if you discontinue your business.

There are many resources available to our licensed business people. We have listed a few that might be of interest and assistance to you.

City of Huntington Beach Economic Development Department - 714-536-5582

Huntington Beach Chamber of Commerce - 714-536-8888

Huntington Beach SCORE (Service Corps of Retired Executives) - 714-550-7369

Fictitious Business Name Information - 714-834-2889

State Board of Equalization (seller's permit information) - 949-440-3473

If you have any questions, please call a Business License representative at 714-536-5267

City Of Huntington Beach Business License

Business Name / Service Address

SURF CITY CHRISTIAN CHILD DEVELOPMENT PRESCHOOL
5432 HEIL
HUNTINGTON BEACH

License Number A259415

License Type

Professional / Other Services

Effective Date 07/01/2012

Expiration Date 06/30/2013

Owner / Corporation

DONALD AND TAMARA HOPKINS



Amount Paid \$123.64

THIS LICENSE IS ONLY FOR THE BUSINESS AND TYPE SHOWN. IT IS FOR THE PERSON TO WHOM ISSUED AND IS NON-TRANSFERABLE. RENEWAL IS DUE ON OR BEFORE THE EXPIRATION DATE.

SIC 8299

POST IN PUBLIC VIEW

ATTACHMENT NO. 2.45

February 26, 2013

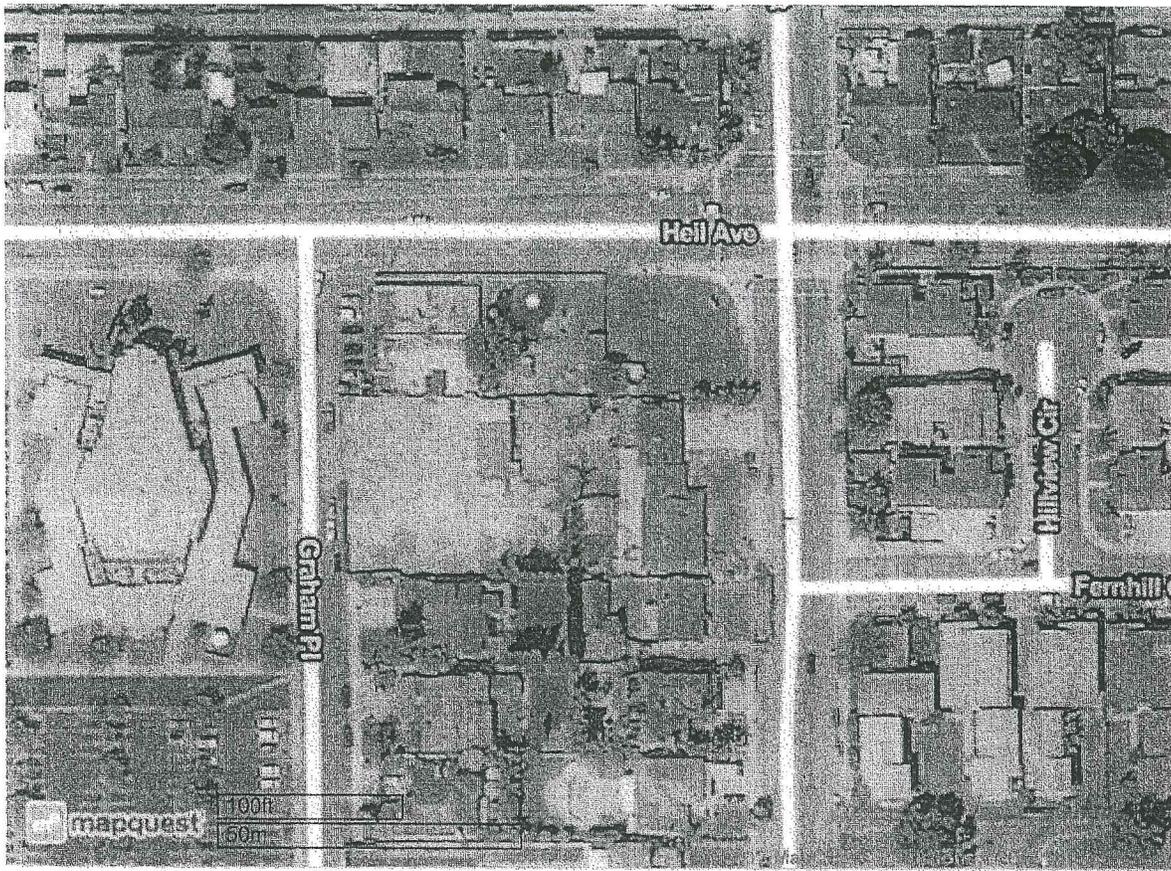
Objection to Conditional Use Permit for Surf City Christian Preschool Expansion
Permit No. 12-029/Variance No. 13-001

RECEIVED

FEB 26 2013

PLANNING
& ZONING

To Planning Commission, City of Huntington Beach



1. We present detailed objections to the proposed Preschool Expansion, because of multiple factors. We have read with interest the recently received Staff Report, on this matter, and attended the planning meeting on January 23, 2013 to find that the matter had been continued. There is no public notice in the February 14, 2013 Huntington Beach Independent paper as reference in the Staff Report, we received, however, we located the notice on line today, February 26, 2013. The report claims that the significant expansion of the preschool would "have not potential impacts on the safety, traffic or noise". Respectfully, this statement is untrue and contradictory to logic.
2. My family and I are residents near the proposed expansion of the preschool. We have resided at 16552 Graham Place, Huntington Beach, since 1992. Graham Place is a cul-de-sac, currently with five private residences on the east side of the street, with no through traffic. We purchased the property because of the relative solitude, of a residential cul-de-sac, low density area, without commercial traffic and the associated

ATTACHMENT NO. 3.1

Objection to Conditional Use Permit
Surf City Christian Child Development Preschool Expansion

enhanced value. The west side of Graham Place is occupied by the Latter Day Saints (LDS) Church and its associated parking lot, containing over 250 parking places.

3. The current owners of the Surf City Preschool purchased the property on 5432 Heil Avenue in 2005. For the initial 13 years that we resided on Graham Place, (1992-2005) our street was utilized only by the three other residences on the street (there has since been one additional residence added), six days weekly. The LDS Church attendees use their own parking lot on Sundays, and occasionally for evening meetings such as Boy Scouts during the week. The LDS church has adequate parking. During the initial 13 years of our residence on Graham Place, the experience lived up to the advertised real estate title of our home purchase, that of "Hidden Treasure". There were possibly 8-12 car trips during the day from the residents, exclusive of the LDS Church on Sundays. Recently, we had our home appraised. As you are aware, street parking density affect property values adversely.

"Hidden Treasure"



SITUATED ON ONE QUARTER ACRE LOT

4. The prior pre-school had 12 or less students, and a few staff members (about three). They exclusively used the parking lot located at Graham Place and Heil Avenue, contained completely on their property. At no time did they park on Graham Place or in the LDS Church parking lot. At no time did staff, students or their parents of the prior preschool walk in the middle of Graham Place itself, turn into residential driveways or use the LDS Parking Lot. Overflow was never needed. As stated in the public meeting of January 2, 2013, held at the preschool, the current facility has more staff employees than the entire prior preschool had students and staff. I

Objection to Conditional Use Permit
Surf City Christian Child Development Preschool Expansion

am not a licensing expert, but would like the public record to reflect the approved number of students for the preschool, in total. The expansion proposal calls for more preschool staff at the Heil Avenue facility to employees (16) than people who currently reside on Graham Place (15).

So, there was over a four fold increase, initially in 2005, with school now having over five times as many students as it previously had.

5. Soon after the change in ownership of the Heil Avenue Preschool, in 2005, the number of staff, students and car and truck traffic increased dramatically. The preschool, clearly a very successful commercial venture, is addressed at 5432 Heil Avenue, however the school used Graham Place entirely for continual overflow parking and drop off. There were immediately more than 100 car trips daily. (The owner, Tami Hopkins indicated at the public meeting on January 2, 2013 she brought 25 students from her prior employment, and they "told 25 more friends", indicating an immediate expansion to approximately 50 students. The cited total is currently 63, although it is unclear if this is the total number of students, or some other statistical construction, such as "full time equivalent" students, indicating there could be considerably more. This number should be established clearly, for the public record BEFORE any expansion consideration. The enrollment increased steadily through the years, with long lines, including waiting in lawn chairs by parents in front of our residence at pre-dawn times on sign up enrollment days. Their business has been very successful.

There have been observed to be greater than 200 car trips daily on the street of our residence, Graham Place from the preschool on Heil Avenue. Cars were parked in front of our residence and overlapping or blocking our driveway, especially at times of special preschool events and parties, occurring multiple times annually, including open house, back to school night, talent shows, Halloween parties, Thanksgiving, Christmas, Easter and others. In the early years, there were parties with rock bands, jumpers and alcohol served, and associated noise and litter. My neighbor, Mr. Nakasse, residing on Graham Street, has a potentially developable back lot that extends west to Graham Place, including a garden and a place for his dogs. He has had to keep his dogs indoors during preschool hours, from 7 am to 6 pm, out of concern for the children. Nevertheless the west border of his property, between our residence and the preschool is a daily parking site for the school. There are no curbs or sidewalks there, and yet parents unload students there, creating safety concerns with the added traffic on Graham Place, and toddlers walking between SUVs and other vehicles. If and when Mr. Nakase develops his property, there will be even less room for parking safely.

At no time since 2005 has there remotely been close to enough vehicle parking for the Surf City Preschool, by regulation or practical common sense, which has relied heavily on the LDS Parking Lot and Graham Place itself to park.

Don Hopkins, preschool owner, and the preschool website confirmed there was a policy of a surcharge by the preschool to clients, if they were more than 5 or 10 minutes late in the early years, that created a frantic rush of cars during changes in shifts, several times daily. Thankfully this rigid policy has been abandoned.

On January 20, 2007, The Hardys (our family) wrote a letter of concern to Tami and Don Hopkins, the owners of the Heil preschool in which we outlined our substantial concerns about traffic, lack of parking, and the safety for children, as well as impaired property values, along with four possible solutions. That letter is included in our record.

We received no specific response to our letter of concern. Over a year later, approximately in the Fall of 2008 an undated general memo from Surf City Christian Child Development Preschool was addressed to "Dear Neighbors of Surf City Christian Preschool". This was at the beginning of the school year. The letter made reference to previous correspondence to us, which was never received. The owners acknowledged the parking

Objection to Conditional Use Permit
Surf City Christian Child Development Preschool Expansion

problems in that letter, and requested that we realize that it is a "work in progress". In that letter, Donald and Tamara Hopkins, the owners indicated:

"Other good things are also in the works. We are in the process of developing a second parking lot on the other side of our facilities to help alleviate traffic flow issues on the Graham Place side. This development may begin as early next year. We have worked for this development in large part to minimize parking issues for you and our families".

The anticipated parking lot, to begin in early 2009, based on the owner's letter, at the corner of Heil Avenue and Graham Street, to the east of Graham Place, did not occur. The proposal was to create the second parking lot without any mention of preschool expansion, which was clearly at that point was without adequate parking. The prior plans were are completely at odds with the current plan to remove the current onsite parking in lieu of a fenced playground expansion extending onto the residential Graham Place. Such an expansion is proposed to encroach on Graham Place, probably to attempt to meet space requirements, which likely will not be met state regulations, even with that expansion. We object to expansion of a commercial venture onto residential Graham Place. Zoning provisions must be followed. The net increase in parking spots would be 9 or 10 (from 8 or 9 now) to 18. There would not be a second parking lot, as the owners had indicated in writing to the community in 2008, but only one parking lot. The report does not indicate if disabled parking is accounted for, which is generally required, per the ADA, exclusive of the parking stalls open to all. All of this will create more traffic on Graham Place and continued safety concerns for the children. The expansion will certainly bring more crowding, indoors and out, by utilizing a significant portion of the square footage for the new building itself and the parking lot.

The memo included a "Safety Parking Notice", with ten parking recommendations. These recommendations are thoughtful, but have categorically not been followed and violated on a daily basis, probably because of large turnover of clients, and volume of cars entering and leaving Graham Place daily. Each student typically generates four car trips daily, (arriving and leaving early and later; 50 students would generate 200 car trips daily. 16 staff would generate at least 32, daily trips, providing they did not leave for lunch). Don Hopkins indicated to me at the January 2, 2013 meeting that parents generally follow the safety regulations, while stating that grandparents, may not.

Heil Avenue has become an increasingly busy thoroughfare with the addition of Summer Lane, and there has in fact been a traffic fatality in front of the LDS Church on Heil. Speed limits are exceeded commonly. Graham Street and Heil is now marked with a signal light, reflecting that increased traffic volume, rather than the prior four way stop sign, as there were several accidents.

The expansion of the preschool would substantially infringe on the residents and create additional child safety and traffic concern. The use of the owner's unused lot on the east end of their property, WITHOUT a preschool addition, may just meet their requirements, as they indicated their plan was in 2008 in the memo to the community. Currently they cite 12 teachers plus the owner (13), (per website). This requires an addition of one parking place for each classroom (at present there are 4, they are proposing 4 more), yielding 17 parking spots needed AT THIS TIME WITHOUT THE EXPANSION. Currently, they have 8 or 9, parking spaces, and the employees do not park on their own property, but rather at the LDS church and Graham Place, as there would be no space for drop off of students. Are there other employees besides the teachers??

The proposed expansion plan calls for removing the current 8 (or 9) parking spaces (this appears to have been increased to 9 as the Heil Avenue/Graham Place sign, near the preschool has been removed and the street names placed on top of the stop sign on the corner. The plan calls for adding 18 places. Given the proposed 16 employees, (stated at the January 2, 2013 meeting that there would be an increase of 4 additional from the

Objection to Conditional Use Permit
Surf City Christian Child Development Preschool Expansion

current 12 to 16 plus the owner or 17) plus the owner, and the requirement for 1 parking spot per classroom (8 proposed classrooms), by regulation, 24 or 25 parking places are needed, plus requirements for ADA parking. The owner indicated that there would be 4 additional staff at the meeting on January 2, 2013, in response to our question (appropriate for the additional 48 students) and yet the Staff Report claims, in contrast, (on page 7) of the analysis there is an indication that there are currently 8 staff and only 2 will be added. This is not true. Two staff for 48 additional students is inaccurate and would be inadequate. The website indicates there are 12 current teachers, plus the owner, Tami Hopkins. The numbers cited are not credible, and there are several discrepancies. There were at least 12 staff present at the January 2, 2013 meeting.

The school also has additional visitors periodically (grandparents, public safety officials, etc) that will impact parking, as well, and these persons should be included in the parking demands. This will leave no space for the parents parking of the "approximately 111 students". The proposal will therefore impact Graham Place with more demands on parking.

The City of Huntington Beach Planning and Building Department Staff Report for February 26, 2013 indicates that there is inadequate square footage, at 0.6 acres, even with the proposed variances for the expansion proposed.

We were told at the January 2, 2013 by Mr. Hopkins at the public meeting that the penalty process was not enforced and is no longer used. Nevertheless, there has been frequent turning of cars into residential driveways, marking the driveways, and other cars that perform a three point turn in the middle of the Graham Place. This was indicated by other residents at the time of the January 2, 2013 meeting, described by neighbor attendees as "traffic stacking". At no time in the meeting was the terminology "Queuing" mentioned, although this was used in the staff report. Staggering the drop off of times may be helpful, but the proposed schedule does not include the planned Kindergarten schedule, it appears.

There have been several near traffic accident misses, as my son and my neighbor's son were playing on our driveway. My wife's car was almost stuck by cars that braked at the last second, coming to a stop on our driveway, less than a foot from her vehicle, as have my neighbors on several occasions. At the public meeting on January 2, 2013, my neighbor Kevin Kelter indicated that clients for the preschool have raised a middle finger in response to requests not turn in the driveway or Graham Place. Cars have double parked beside our trash cans at times. I personally have removed litter, diapers and cleaned draining oil from vehicles on Graham Place. We employ the use of orange safety cones to attempt to avoid auto vs. child accidents and minimize the turning in our driveway. Our neighbors parks her car in front of her driveway, to prevent the turning of cars on her property, upon approval of the Huntington Beach police.

There is no sidewalk on the east side of Graham Place where school personnel and clients park. Toddlers have been observed multiple times walking between large vehicles that are parked along the vacant lot on the east side of Graham Place. At times, parents are distracted, on cell phones, or changing diapers of other children in the back of a their vans and SUVs, while other children walk on Graham Place itself. There is no crosswalk at the corner of Graham Place and Heil Avenue.

At the time of that meeting, owner Tami Hopkins indicated that the expansion would involve additional staff to 16 total (besides the owner, suggesting 17). The proposal calls for increasing the students to "approximately" 111 students from the current number of 63. The Surf City Preschool, web site refers to graduating 71 families several years ago, which would imply more than 71 students, if families have more than one student. It is also noted that there are multiple partial day students. Don Hopkins indicated that they have few full-time students. At the time of the meeting Tami Hopkins indicated that they propose to add Kindergarten. The current preschool, of 2890 square feet, with 63 may meet the state requirements of 35 square feet per student indoors and 75 square feet outdoors, although this cannot be confirmed, given that the new facility of 2800 square feet will be suitable for only 48 students. The specific number of students that is compliant with California requirements should be established, before any expansion is noted. If there

Objection to Conditional Use Permit
Surf City Christian Child Development Preschool Expansion

are 111 proposed students, 8326 square feet of outdoor space required (75 square feet per child) and regulations indicate that there would be a need for 111 x 35 square feet=3885 square feet.

Title 22, Division Chapter 1 Article 7, section 101238.2 OUTDOOR ACTIVITY SPACE indicates:

| CHILD CARE CENTER | | |
|-------------------|--------------------------------|------------------|
| Regulations | GENERAL LICENSING REQUIREMENTS | 101238.2 (Cont.) |
| 101238.2 | OUTDOOR ACTIVITY SPACE | 101238.2 |

- (a) There shall be at least 75 square feet per child of outdoor activity space based on the total licensed capacity.

With regard to INDOOR ACTIVITY SPACE:

| CHILD CARE CENTER | | |
|-------------------|--------------------------------|----------|
| Regulations | GENERAL LICENSING REQUIREMENTS | 101238.4 |
| 101238.3 | INDOOR ACTIVITY SPACE | 101238.3 |

- (a) There shall be at least 35 square feet of indoor activity space per child based on the total licensed capacity.

- (1) Bathrooms, halls, offices, isolation areas, food-preparation areas and storage places shall not be included in the calculation of indoor activity space.
- (2) Floor space occupied by shelves, permanent built-in cabinets, space used to meet the requirements of Section 101238.4, and office equipment shall not be included in the calculation of indoor activity space.
- (3) Floor area under tables, desks, chairs and other equipment intended for use as part of children's activities shall be included in the calculation of indoor activity space.

At the time, of the public meeting on January 2, 2013, a resident who lived off Fernhill, indicated that there were safety concerns, and noted that there was a single lane of traffic on Graham Street that traffic moved fast at the intersection of Heil and Graham Place and turned into that location.

Kevin Kelter indicated that there was a traffic stacking problem, preventing him from leaving Graham Place, and requiring him to use the LDS parking lot. We have frequently experienced this, too.

The staff of the Preschool have their cars periodically detailed on the LDS parking lot while at school. This was mentioned at the time of the public meeting, because there is a drainage problem, with lack of water run off on Graham Place due to shifting land. We have advised public works about this problem, which has been present for the 21 years we have lived Graham Place. Public works has indicated for many years that there is inadequate funds to improve the drainage. There is standing water on both sides of Graham Place on most days from lawn run and yard run off, creating a mess and a breeding place for mosquitoes that may carry West Nile virus. I regularly use a squeegee to push the water

Objection to Conditional Use Permit
Surf City Christian Child Development Preschool Expansion

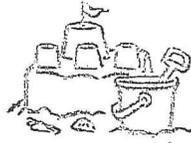
north on Graham Place to improve hygiene. Therefore, auto detailing should not use the LDS Church parking lot across from our home for Surf City School employees. Despite our mentioning this problem at the public meeting, on January 2, 2013, there was no comment by the owners. As recently as yesterday "Jimbo's" car detailing was photographed at the LDS parking lot working on two preschool employees cars. This activity should occur on their property only.

Following the public meeting on January 2, 2013, the preschool personnel and clients changed their parking patterns in response to expressed concerns, parking between the west side of the LDS Church and the block wall of residences in Summer Lane, the development to the west. This did improve the safety problem on Graham Place, but this was not acceptable to the LDS church (apparently), as after approximately one week, clients and staff again returned to parking in the LDS lot across from our property.

The proposal indicates that only the trash dumpster from the preschool will remain accessible from the Graham Place side. The school trash is picked on a different day than ours, creating added traffic and noise. The Graham Place side is currently the only accessible side for drop off and pick up. It is also used for deliveries of business supplies, usually by large commercial trucks from suppliers such as Costco.

The staff report indicated that there would be no anticipated change in traffic and noise, which is illogical. The fact that the property is not of adequate size is clearly a reason that the proposed expansion cannot go forward, unless the plan is for adding the parking lot (optimally a second parking lot in addition to the one present on Graham Place), as proposed by the owners in 2008, in writing. The Staff Report does not provide documentation as to the rationale for the proposal on a site that is 60% of what requirements call for.

We urge the Planning Commission to deny the conditional use permit and variance for the expansion of the Surf City Christian Child Development Preschool, in accordance with accepted regulations and space requirements, in the interest of limiting noise, traffic and ensuring child safety and residential quality.



**Surf City Christian
Child Development Preschool**
5432 Heil Avenue
Huntington Beach, CA 92649
(714) 846-0316

RECEIVED

FEB 26 2013

City Planning
& Building

Dear Neighbors of Surf City Christian Preschool,

We have begun our new school year and we wanted to update you on our status with parking in the neighborhood. We want to thank you for your patience as we work to educate our new families on our parking policies. Last year we were blessed to graduate almost 70 families, so we have as many new ones this year to welcome and educate. Please be aware that we create our parking policies with the aim of optimal safety for all our families and neighbors, as well as with the utmost courtesy to all of you. The first month or two can be a work-in-progress we realize. But as a community of loving Christian families, we usually have little trouble getting everyone to work within our policies once they are aware.

As we have written to you previously, we have owned this property for almost five years now and have made tremendous efforts and financial investments to clean-up a very run down property in Huntington Beach. This property has been licensed and approved by both the City of Huntington Beach and the State of California to operate as a preschool long before we established Surf City Christian Child Development Preschool. When we purchased this property, we did not change the use, the number of students it was licensed for, or the development of the property. We simply made an existing business successful.

That being stated, we work very hard at making sure we do not create any hardships for you, our neighbors, and it is important to us that all of our families are respectful and courteous when parking to drop off and pick up their little ones. This Tuesday evening, Sept. 24th, we will be having a parents-night only event at our school, with one of the main objectives being to educate everyone on proper parking procedures. Please bear with us in the next couple of weeks as we get everyone working together for the benefit of the least disturbance possible for all of you. The evening will begin at 6:30 pm and last only until 8pm. We will have a parking monitor out to ensure that everyone is safe and informed. Also, please find attached a copy of the parking notice we have given to all our families.

Other good things are also in the works. We are in the process of developing a second parking lot on the other side of our facilities to help alleviate traffic flow issues on the Graham Place side. This development may begin as early as next year. We have worked for this development in large part to minimize parking issues for you and our families.

We look forward to a long and happy relationship with all of you and hope to remind you that we are always open to hearing from you with any helpful suggestions. Thank you so much for your time and understanding.

God's Blessings,

Donald and Tamara Hopkins
Owners of Surf City Christian Preschool

ATTACHMENT NO. 3.8

Surf City Christian
Child Development Preschool
Safety Parking Notice

Parking Procedures are as follows:

- ❖ If a parking spot is not easily available, please go completely down the street, pull into the church parking lot and exit at the end of the parking lot (see diagram), to turn around.
- ❖ Feel free to park along the chain link fence by the adjacent property if our parking lot is full (please do not block neighbors driveways when parking along the chain link fence).
- ❖ Please do not wait on Graham Place (near Heil), for a parking spot. This leaves other cars hanging out onto Heil and can be extremely dangerous. If there is not a parking spot available, please go down the street, enter the church parking lot and circle out the end of the street. You can park along the fence.
- ❖ Please do not park in the far right parking space, leaving it open to walk safely into and out of our parking lot.
- ❖ Please do not make 3 point turns in front of neighbors' homes, or park in front of their driveways, or curbs. We are trying to be as considerate as possible to Graham Place neighbors.
- ❖ Please do not double park, or park along the red curb at any time. This causes traffic jams and unsafe loading and unloading of children.
- ❖ In the event there is no parking in our parking lot and along the chain link fence, you may park in the Mormon Church Parking Lot. Please exit this parking lot from the West Entrance, which reduces traffic on Graham Place.
- ❖ Please do not leave unattended children in a vehicle during drop-off and pick-up times. In the event you have sleeping children in the car, call our office and we can walk your child out to you.
- ❖ Please keep drop-off and pick-up times to a minimum (about 15 min., so parking is more readily available to all who need it. Please do not use the Mormon Church grass area or parking lot as a playground. This is not a safe and approved use by the church.
- ❖ Please pass this information on to anyone dropping off or picking up your child at S.C.C.

Thank you in advance for your cooperation and patience regarding these safety procedures.

Let's continue to be the Christian community we can all be proud of!

God's Blessings,

Miss Tami

ATTACHMENT NO. 3.9

RECEIVED

FEB 26 2013

City of Huntington
City Building

The Hardys
16552 Graham Place
Huntington Beach, CA 92649
January 20, 2007

Surf City Christian Preschool
5432 Heil Avenue
Huntington Beach, CA 92649

Dear Tami and Don Hopkins,

We are writing to express concerns and requests regarding the parking situation on Graham Place.

As background, we have been residents on Graham Place for 15 years, a street location chosen because of its solitude. The real estate flyer advertising our property at that time was entitled "hidden treasure". You may be unaware that our property line does extend to the midline of the Graham Place cul-de-sac, for which we pay property taxes. We own half of the street in front of our residence. Graham Place is zoned for residential use. Your property, a business, is on Heil Avenue. Graham Place, once a quiet, dead end cul-de-sac, has become "Graham Central Station" rather than a "hidden treasure".

We are requesting that you advise your employees and clients not to park in front of our residence and driveway, and avoiding Graham Place street parking altogether. Some of our concerns and observations are based on the following:

1. As you know, your business has been quite successful and the numbers of clients and employees at your business have increased by multiples. Graham Place was most often empty during weekdays prior to about a year ago, when your business began and flourished. The prior preschool was able to function using the parking spaces in front of your facility on 5432 Heil Avenue. Clearly, your success has surpassed the parking facilities that you have. Graham Place is a residential street, *not* a parking lot, which it is being used for on a full working schedule.

ATTACHMENT NO. 3.10

2. It appears that you have a mutual and reciprocal agreement with the Latter Day Saints Church regarding parking, which is fortunate. It is also fortunate that there are two unused lots between our properties, which have not been built on at this time. If two residences are built there, another choice for your parking will be required, as the west side of Graham Place is a no parking zone. A longer term solution to your parking needs is necessary, other than parking on Graham Place.
3. The church goes use your parking spaces on Sunday; however, they do not park in front of our residence at any time.
4. It is well known that property value assessments are based in part on the availability of street parking, with "comp" or comparable value reports including photographs of the typical volume of street traffic and parking. Our home purchase was accompanied by pictures of no cars parked on the street. Less vehicles are better while more vehicles down grade values. This makes good environmental sense.
5. Your business clients and employees take up nearly all the parking on Graham Place during weekdays, frequently leaving little direct access to parking directly in front of our residence.
6. It would appear that loading and unloading of children and families from large multi-passenger van type vehicles would best not be done where there is no adjacent side walk for safety reasons, which is probably why your employees rather than your clients line the cyclone fence in back of the vacant property lots on the east side of Graham Place early each weekday.

Possible solutions to the parking dilemma could include:

1. Request that all overflow parking and employees use the LDS Church parking lot exclusively, where there is ample safe parking, off the street (rather than Graham Place itself), and an accessible side walk, as the immediate solution.
2. Consider using your own parking area for the "*immediate loading and unloading of passengers*" only, to avoid parking on Graham Place, and the possible danger of double parking, children or personnel in the street.
3. Consider carpooling or a pick-up service by one of your employees for your clients by utilizing a van type vehicle. Obviously, this would greatly lessen the numbers of vehicles needed for overflow parking.

4. Have you considered making parking areas on your own property on the corner of Heil Avenue and Graham Street?

Clearly, a change in the parking practices is needed. An alternative to the current situation is most desired by us, will help your longer range plans and also for the safety rationale noted above.

Parking for business reasons should not use a residential street on an ongoing, regular basis. We appreciate your attention to this important mutual challenge. Please contact us regarding this matter as needed.

Sincerely,

Bridget and Scott Hardy
714-337-5897

Collision History Summary - 5432 Heil Avenue (3/10/10 to 3/10/13)

RECEIVED

MAR 14 2013

Graham Place: 1 reported accident in the past 3 years.

Intersection of Heil Avenue/Graham Place: 2 reported accidents in the past 3 years

Heil Avenue between Graham Place and Graham Street: 3 reported accidents in the past 3 years

Heil Avenue at Graham Street: 7 reported accidents in the past 3 years

Graham Place

| Date of Occurrence | Collision Type | Primary Collision Factor |
|--------------------|---------------------------|----------------------------|
| 8/16/11 | Sideswipe, parked vehicle | Improper driving (backing) |

Heil Avenue at Graham Place

| Date of Occurrence | Collision Type | Primary Collision Factor |
|--------------------|----------------------------------|--------------------------|
| 10/30/10 | <i>Broadside, left turn (wb)</i> | <i>ROW violation</i> |
| 4/17/12 | Head-On, bicycle | Wrong side of road |

Heil Avenue (Graham Place - Graham Street)

| Date of Occurrence | Collision Type | Primary Collision Factor |
|--------------------|--------------------------|--------------------------|
| 6/4/11 | Rear-End (eb) | DUI |
| 1/25/12 | Sideswipe (eb) | Unsafe lane change |
| 8/27/12 | Rear-End, parked vehicle | DUI |

Heil Avenue at Graham Street

| Date of Occurrence | Collision Type | Primary Collision Factor |
|--------------------|---------------------------|--------------------------|
| 10/14/10 | Broadside (sb) | ROW Violation |
| 12/2/10 | Head-On, left turn (nb) | ROW Violation |
| 1/24/11 | Broadside, left turn (nb) | ROW Violation |
| 3/21/11 | Rear-End (nb) | Unsafe backing |
| 6/2/11 | Broadside, left turn (nb) | ROW Violation |
| 6/4/11 | Rear-End (eb) | DUI |
| 8/7/12 | Broadside, left turn (sb) | ROW Violation |



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Jill Arabe, Associate Planner 
DATE: February 26, 2013

SUBJECT: **CONDITIONAL USE PERMIT NO. 12-029/VARIANCE NO. 13-001 (Continued from January 23, 2013) (SURF CITY CHRISTIAN PRESCHOOL EXPANSION)**

APPLICANT: Marcus Paris, DeRevere & Associates, 1601 Dove Street, Suite 190, Newport Beach, CA 92660

PROPERTY

OWNER: Surf City Christian Preschool, 5432 Heil Avenue, Huntington Beach, CA 92649

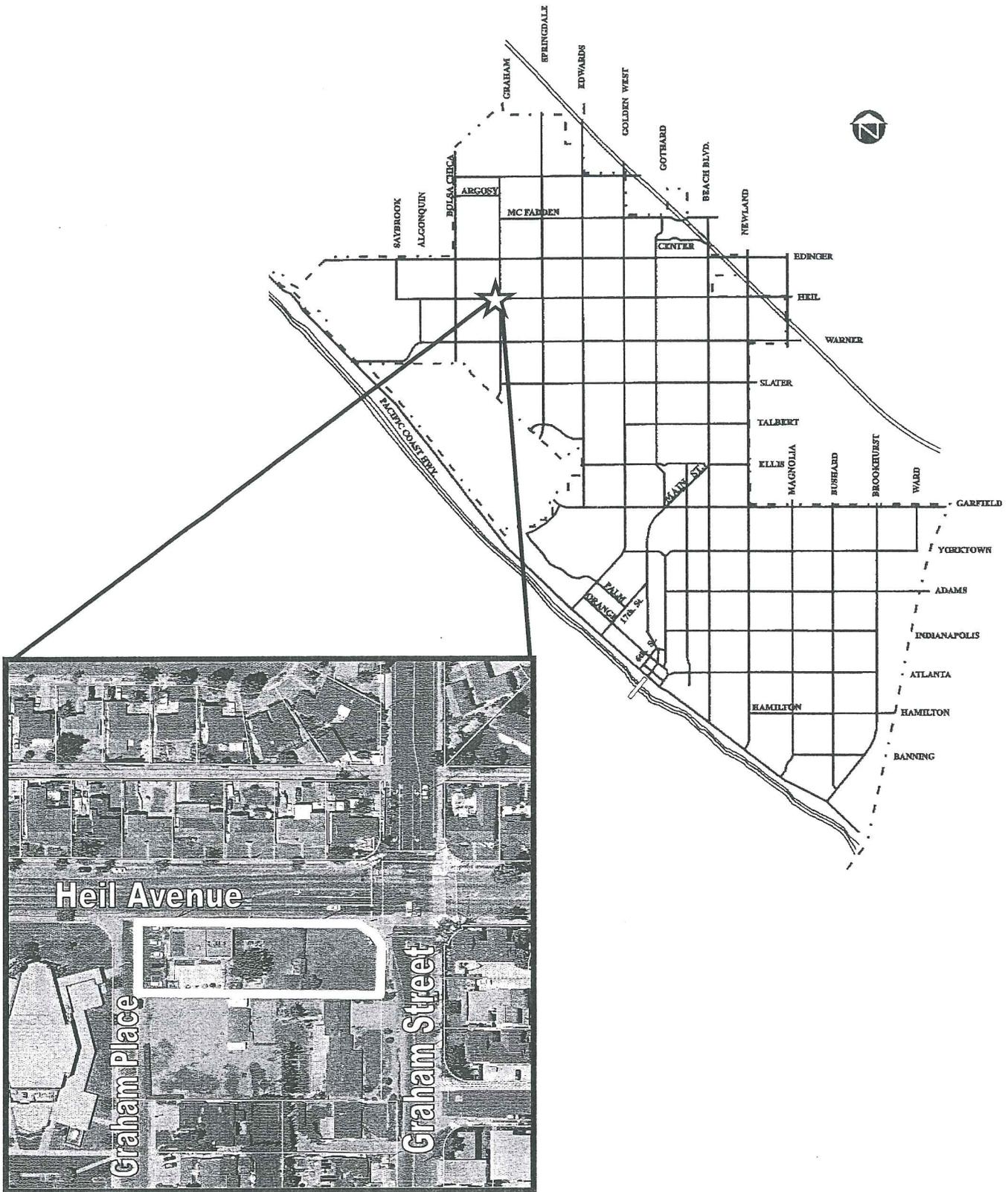
LOCATION: 5432 Heil Avenue, 92649 (southwest corner of Heil Avenue and Graham Street)

STATEMENT OF ISSUE:

- ◆ Conditional Use Permit No. 12-029 request:
 - To permit the expansion of an existing 2,890 sq. ft. preschool consisting of the construction of a new 2,800 sq. ft. building, 18-space parking lot, and site improvements.
 - To permit approximately 60 linear ft. of blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place.
- ◆ Variance No. 13-001 request:
 - To permit a reduced street side yard setback of 7 ft., 2 in. in lieu of a minimum of 10 ft. for the new preschool building.
- ◆ Staff's Recommendation: Approve Conditional Use Permit No. 12-029 and Variance No. 13-001 based upon the following:
 - Consistent with the General Plan objectives and policies.
 - Compatible with the surrounding area because the development incorporates enhanced landscaping, adequate onsite parking for the use, public street improvements, and is designed with similar building materials and elements of surrounding residential uses.
 - Improve the vicinity by providing greater educational opportunities and child care services for Huntington Beach residents.
 - Complies with applicable development standards except for the variance and fence height.
 - Physical constraints including its location bounded by three streets, substandard lot size, and State requirements for activity areas restricts available land for development.

ATTACHMENT NO. 5.1

#B-1



VICINITY MAP
CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001
SURF CITY CHRISTIAN PRESCHOOL – 5432 HEIL AVENUE

ATTACHMENT NO. 5.2

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 12-029 and Variance No. 13-001 with findings and suggested conditions of approval (Attachment No. 1).”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Conditional Use Permit No. 12-029 and Variance No. 13-001 with findings for denial.”
- B. “Approve Conditional Use Permit No. 12-029 and Deny Variance No. 13-001 with findings.”
- C. “Continue Conditional Use Permit No. 12-029 and Variance No. 13-001 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 12-029 represents a request to permit:

- A) The expansion of an existing 2,890 sq. ft. preschool consisting of the construction of a new 2,800 sq. ft. building, 18-space parking lot, and site improvements pursuant to Section 210.04 (A), Additional Provisions – Addition or modification subsequent to original construction, of the Huntington Beach Zoning and Subdivision Ordinance (ZSO).
- B) Approximately 60 linear ft. of blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place pursuant to HBZSO Section 230.88 (A-11).

Variance No. 13-001 represents a request to permit a reduced street side yard setback of 7 ft., 2 in. in lieu of a minimum of 10 ft. setback for the proposed building along Heil Avenue pursuant to HBZSO Section 241.04.

The subject property has been established as a preschool and day care nursery for children since 1968. The site is approximately 0.6 acres and contains an existing 2,890 square feet preschool building and eight parking spaces located along the westerly portion of the site. The remaining site area consists of landscaping and ancillary playground equipment. Proposed improvements will upgrade the adjacent streets, sidewalks, and outdoor play area, and provide adequate onsite parking for staff and visitors. The hours of operation for the preschool are Monday through Friday, 7:00 a.m. to 6:00 p.m. Current student capacity for the preschool is 63 children per day. It is anticipated that the project will add 48 students for a total attendance of approximately 111 students. The preschool serves children ages two through six years old.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

| LOCATION | GENERAL PLAN | ZONING | LAND USE |
|---|---|---------------------------------|---------------------------|
| Subject Property: | RL-7 (Residential Low Density – 7 dwelling units/ acre) | RL (Residential Low Density) | Preschool |
| North (across Heil Avenue) and South of Subject Property: | RL-7 | RL | Single family residential |
| East (across Graham Street) of Subject Property: | RM-15 (Residential Medium Density – 15 du/acre) | RM (Residential Medium Density) | Multi-family residential |
| West of Subject Property (across Graham Place): | Public (RL) (Church) | RL | Church |

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is RL-7 (Residential Low Density – 7 dwelling units/acre). The proposed project is consistent with this designation and the goals, policies, and objectives of the City’s General Plan as follows:

A. Land Use Element

Objective LU 9.4: Provide for the inclusion of recreational, institutional, religious, educational and service uses that support resident needs within residential neighborhoods.

Policy LU 9.4.1: Accommodate the development of parks, sports facilities, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with adjacent residential uses and subject to review and approval by the City and other appropriate agencies.

Policy LU 9.4.2: Require that institutional structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures.

B. Noise Element

Objective N 1.3: Minimize the adverse impacts of traffic-generated noise on residential and other “noise-sensitive” uses.

ATTACHMENT NO. 5.4

Policy N 1.2.4: Encourage existing “noise sensitive uses,” including schools, libraries, health care facilities, and residential uses to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to mitigate noise impacts.

C. Urban Design Element

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The proposed project will expand its existing services by hiring more staff and increasing the student capacity of the preschool. Site improvements will include enhanced landscaping, vehicular and pedestrian circulation, and onsite parking for patrons and staff members. The public right-of-way will be upgraded to enhance pedestrian circulation, drainage, and aesthetics. The needs of the residents will be provided through additional child care and educational services at this location. Furthermore, the new building will be compatible with the existing neighborhood through the site layout and building design. The site layout incorporates enhanced landscaping, decorative paving at parking lot entrances, and ample walkways. The building will be designed with similar elements of surrounding residences including asphalt shingle hip roofs, lattice trellis entrance, stone wainscoting, stucco and siding. The overall height of the building is 26 feet, which includes a tower feature at the front of the building. The neighborhood consists of a mixture of single story and two-story residences.

The incorporation of a parking lot will eliminate existing vehicle queuing for drop-off along Graham Place and provide parking spaces onsite. Based on the proposed preschool operation, classes will commence at staggered times in order for traffic impacts to be minimized. A six-foot high blockwall and five-foot wide landscaped planter will buffer potential noise impacts generated by the parking lot and children’s play area. Because the preschool is surrounded by streets, noise generated by the use is absorbed by the street traffic and will not be above existing conditions.

Zoning Compliance:

This project is located in the RL (Residential Low Density) zone and complies with the requirements of that zone with exception of the variance request for the street side yard setback of 10 feet and the height of the fence along Graham Place. The proposed wall is 6 ft. high for the primary wall face intermittently separated by 6 ft., 6 in. high stone pilasters. A list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 4). Overall, the project complies with parking, building height, and other applicable requirements.

Urban Design Guidelines Conformance:

The Urban Design Guidelines does not have specific guidelines for public-semipublic uses such as the preschool. There are elements of the single family detached residential architectural guidelines that have been incorporated into the proposed use in order to maintain compatibility with the surrounding residential neighborhood. The project is designed with a variety of building materials and siting details

including enhanced landscaping, blockwall fences, a trellis entry, wood siding, stone veneer, stucco, and a tower element fronting Heil Avenue.

Environmental Status:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303, Class 3- *New Construction or Conversion of Small Structures*, because the proposed project consists of the construction of a new 2,800 sq. ft. preschool building.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works, Fire, and the Building Division have reviewed the project proposal and identified a list of recommended conditions that are incorporated into the suggested conditions of approval as well as code requirements (Attachment No. 4).

Public Notification:

A community meeting was conducted by the property owners at the subject site on January 2, 2013. Approximately 20 people attended the meeting including staff members and surrounding residents. The residents expressed concerns involving potential traffic issues along Graham Street and Heil Avenue and drainage issues along Graham Place.

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 14, 2013, and notices were sent to property owners of record and occupants/tenants on and within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning and Building Department's Notification Matrix), applicant, and interested parties. As of February 19, 2013, no written communication supporting or opposing the request has been received.

Application Processing Dates:

| | |
|---|---|
| <u>DATE OF COMPLETE APPLICATION:</u> | <u>MANDATORY PROCESSING DATE(S):</u> |
| November 16, 2012 | April 16, 2013 (90-day extension) |

Conditional Use Permit No. 12-029 was filed on October 17, 2012 and deemed complete on November 16, 2012. Variance No. 13-001 was added to the request on December 14, 2012 and the request was scheduled and advertised for a public hearing on January 23, 2013. The request for the fence height deviation was added on January 15, 2013 and the item was subsequently continued at the applicant's request from January 23, 2013 to February 26, 2013.

ATTACHMENT NO. 5.4

ANALYSIS:

Land Use Compatibility

The expansion of the existing use results in multiple upgrades to the site, enhancement of the neighborhood, and an increase in the student enrollment. The project improves the streets by providing curb, gutter, and sidewalks along all three street frontages where no improvements currently exist. As a result, the adjacent streets will be functionally capable of adequate pedestrian circulation into and around the site. Proposed onsite improvements also involve landscaping, blockwall fencing, and an 18-space parking lot. These upgrades will create visual interest along the arterial streets of Heil Avenue and Graham Street and aesthetically enhance the neighborhood. Furthermore, additional classrooms will benefit the neighborhood because more child care and educational opportunities are offered. The expansion will add 48 students and increase the enrollment to 111 students. However, no potential impacts related to safety, traffic, and noise are anticipated. The use will operate Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. It is compatible with the vicinity because it is a neighborhood serving, daytime use and is surrounded on three sides by streets. The proposed building is located approximately 35 feet from the southerly property line directly adjacent to the existing structure on the site. The outdoor play area is enhanced to accommodate the larger group and will be separated from the adjacent residential yard by trees and a six-foot high block wall on the south property line. Daytime noise generated by the use will be absorbed by street traffic and is not anticipated to exceed existing conditions.

Current access to the site along the westerly property line, which is currently unimproved, is relocated to the east side of the site with the addition of the new parking lot. Sufficient parking is proposed to serve patrons and staff with driveway access points from Heil Avenue and Graham Street. Pursuant to HBZSO Section 231.04, the parking requirements are one parking space per staff member plus one per classroom. Currently there are eight staff members and the existing building contains four classrooms. The new building will add four new classrooms and two staff members for a total of eight classrooms and 10 staff members. A minimum of 18 parking spaces are required and provided within the new parking lot. Potential traffic impacts are mitigated through the inclusion of onsite parking and oversized drive aisles. Two driveways are located onsite, one along Heil Avenue and the other on Graham Street. Westbound traffic on Heil Avenue will be prohibited from turning left into and out of the subject site and signage and adequate striping will be required. In addition, the applicant has provided a drop-off schedule for day care classes, which will stagger the amount of vehicles entering and leaving the site throughout the day. With the staggered schedule, the amount of parking provided in the new parking lot will adequately serve both the visitors and staff. As conditioned, the preschool will also provide parking monitors to ensure that onsite traffic will not queue onto the arterial streets.

Staff recommends approval for the proposed preschool expansion because it is compatible with the surrounding neighborhood and will not create additional impacts above the existing conditions.

Fence Height

The proposed combination fence consisting of 4.5 ft. high of blockwall and 1.5 ft. high of wrought iron along the westerly property line fronting Graham Place at a reduced setback will enhance the preschool use. The wall appearance will be softened by tiered landscaping located between the sidewalk and the blockwall. The landscape planter will be five feet wide and consist of groundcover, shrubs, climbing

ATTACHMENT NO. 5.7

vines and trees. As conditioned, the pilasters will incorporate stone veneer, consistent with the stone wainscoting on the new building. The proposed wall height and materials adjacent to Graham Place will match the proposed wall adjacent to Heil Avenue. These security walls will not only protect the children's play area, but also serve as physical barriers between vehicular traffic and the preschool buildings. Furthermore, additional play area of approximately 436 sq. ft. will be provided with the relocation of the wall at a reduced setback along Graham Place. The preschool use may achieve greater compliance with State licensing requirements for the additional amount of outside play space with the wall encroachment.

Staff recommends approval for the deviation to fencing height within the required front yard setback adjacent to Graham Place. The site is fronting three streets, the proposed blockwalls will serve as protection from vehicular traffic, and the combination of blockwall, wrought iron, and stone pilasters softens the encroachment into the required setback.

Variance

The subject site is approximately 26,000 square feet and is limited by multiple constraints on the property when compared to similar properties of the same zone. The size of the site is substandard because it is less than one acre, which is the current requirement for new developments establishing a general day care use. It is also bounded by three streets whereas surrounding properties of the same zone have no more than two street frontages. As a result, greater setbacks are required on the subject site which minimizes the amount of developable area for expansion. The daycare use is also unique because the State has minimum requirements for outdoor and indoor activity space per child based on the total licensed capacity. In addition, the provisions of onsite parking and the location of existing improvements limits the area to meet both State requirements and zoning code provisions, while still providing beneficial services of child care to the community. Based on the proposed layout, the use is complying with requirements with the exception of the variance setback. Furthermore, the area of encroachment is along a small portion of the building. The encroachment depth is 2 feet 10 inches for a building length of 16 feet 6 inches while the remaining 44 ft. building length meets the minimum 10 ft. setback. The visual break in the building wall creates articulation and depth along Heil Avenue in conjunction with the proposed building materials.

Staff recommends approval for the variance because special circumstances on the property such as lot size, location, and multiple street frontages minimize the amount of developable area for the project.

SUMMARY:

Staff recommends approval of the Conditional Use Permit No. 12-029 and Variance No. 13-001 based upon the following:

- Consistent with the General Plan objectives and policies.
- Compatible with the surrounding area because the development incorporates enhanced landscaping, adequate onsite parking for the use, public street improvements, and is designed with similar building materials and elements of surrounding residential uses.
- Improve the vicinity by providing greater educational opportunities and child care services for Huntington Beach residents.
- Complies with applicable development standards except for the variance and fence height.

ATTACHMENT NO. 5.8

- Physical constraints including its location bounded by three streets, substandard lot size, and State requirements for activity areas restricts available land for development.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Site Plan, Floor Plans and Elevations dated February 12, 2013
3. Narrative dated January 29, 2013
4. Code Requirements List dated November 28, 2012 (informational purposes only)
5. Drop-off & Pick-Up Schedule dated January 2, 2013

SH:JJ:JA

ATTACHMENT NO. 5.9

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001

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 15303 of the CEQA Guidelines, because the proposed project consists of the construction of a new 2,800 sq. ft. preschool building.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-029:

1. Conditional Use Permit No. 12-029 to permit a) the construction of a 2,800 sq. ft. preschool building, 18-space parking lot, and site improvements, and b) approximately 60 linear ft. of blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will not significantly impact surrounding residential uses or the existing church to the west of the subject property. The project consists of the expansion of the existing preschool use and is not anticipated to generate impacts related to safety, noise, and traffic. The adjacent residential use to the south is adequately buffered by setbacks, landscaping, and a six-foot high block wall. Potential noise generated by the use will also be absorbed by existing street traffic. The new parking lot will provide sufficient parking and access onsite so as not to interfere with adjacent streets. Public improvements as a result of this project will upgrade the curb, gutter, and sidewalks for safe pedestrian circulation. As conditioned, the use will implement measures to minimize queuing on streets through staggered drop off/pick up schedules and parking lot monitoring. The proposed blockwall and gate encroaching into the front yard setback adjacent to Graham Place will provide additional play area for the preschool use in order to meet State licensing requirements. The encroachment will not impact vehicular or pedestrian traffic because the 6 ft. high wall is located outside of the 25 ft. visibility triangle at the corner of the street intersection and five ft. width of enhanced landscaping will be provided between the sidewalk and proposed wall.
2. The conditional use permit will be compatible with surrounding uses because the project is an expansion of the existing preschool and incorporates site elements similar to the neighborhood. The building is designed as a single story structure with enhanced building materials such as stucco, wood siding, and stone veneer. The inclusion of a parking lot will relocate existing queuing from Graham Place to the eastern portion of the property onsite. Adequate setbacks and landscape buffers are provided between the proposed building and improvements to surrounding residential uses. Activities in the outdoor play area will not generate noise impacts above existing conditions due to the site's proximity to arterial streets and the construction of six-foot high block wall fencing. A five ft. wide landscape planter will be located between the sidewalk and wall along Graham Place. Tiered

ATTACHMENT NO. 5.10

landscaping consisting of groundcover, shrubs, climbing vines, and trees will soften the appearance of the wall at a reduced setback. The wall will be composed of 4.5 ft. high of split face block and 1.5 ft. high of wrought iron separated every 15-20 ft. by 6.5 ft. high stone veneer pilasters.

3. The proposed conditional use permit will comply with the provisions of the RL (Residential Low Density) zone and other applicable regulations including minimum onsite parking, landscaping, building height, and setbacks with the exception of the street side setback along Heil Avenue and the fence height deviation.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Residential Low Density on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

A. Land Use Element

Objective LU 9.4: Provide for the inclusion of recreational, institutional, religious, educational and service uses that support resident needs within residential neighborhoods.

Policy LU 9.4.1: Accommodate the development of parks, sports facilities, schools, libraries, community meeting facilities, religious facilities, and similar community-serving uses in all residential areas, provided that they are compatible with adjacent residential uses and subject to review and approval by the City and other appropriate agencies.

Policy LU 9.4.2: Require that institutional structures incorporated in residential neighborhoods be designed to be compatible with and convey the visual and physical scale and character of residential structures.

B. Noise Element

Objective N 1.3: Minimize the adverse impacts of traffic-generated noise on residential and other “noise-sensitive” uses.

Policy N 1.2.4: Encourage existing “noise sensitive uses,” including schools, libraries, health care facilities, and residential uses to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to mitigate noise impacts.

C. Urban Design Element

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The proposed project will expand its existing services by hiring more staff and increasing the student capacity of the preschool. Site improvements will include enhanced landscaping, vehicular and pedestrian circulation, and onsite parking for patrons and staff members. The public right-of-way will be upgraded to enhance pedestrian circulation, drainage, and aesthetics. The needs of the residents

ATTACHMENT NO. 5.11

will be provided through additional child care and educational services at this location. Furthermore, the new building will be compatible with the existing neighborhood through the site layout and building design. The site layout incorporates enhanced landscaping, decorative paving at parking lot entrances, and ample walkways. The building will be designed with similar elements of surrounding residences including asphalt shingle hip roofs, lattice trellis entrance, stone wainscoting, stucco and siding. The overall height of the building is 26 feet, which includes a tower feature at the front of the building. The neighborhood consists of a mixture of single story and two-story residences.

The incorporation of a parking lot will eliminate existing vehicle queuing for drop-off along Graham Place and provide parking spaces onsite. Based on the proposed preschool operation, classes will commence at staggered times in order for traffic impacts to be minimized. A six-foot high blockwall and five-foot wide landscaped planter will buffer potential noise impacts generated by the parking lot and children's play area. Because the preschool is surrounded by streets, noise generated by the use is absorbed by the street traffic and will not be above existing conditions.

SUGGESTED FINDINGS FOR APPROVAL - VARIANCE NO. 13-001:

1. The granting of the variance will not constitute a grant of special privilege inconsistent with limitations placed upon other properties in the vicinity and under an identical zone classification. The subject site is bounded by three streets and substandard in size compared to current standards for establishment of the General Day care use. Similar properties in the vicinity are developed with single family homes and contain no more than two street frontages. Greater setbacks and site improvements are required of the project including an 18-space parking lot, landscape buffers, and public sidewalks on three frontages.
2. Because of special circumstances applicable to the subject property including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The existing site is substandard in size because it is approximately 26,000 sq. ft. Under current zoning regulations, development and establishment of the General Day care use requires a minimum lot size of one acre. Since the site was previously established in 1968, the continuation of the use is permitted and the expansion is subject to approval of a conditional use permit. Furthermore, the site fronts three streets which requires greater setbacks than typical single family residences in the vicinity that front one or two streets. Developable and usable area of the site is reduced as a result of the increased setbacks. The land use is also limited by State requirements which require minimum indoor and outdoor activity areas for each child.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. Benefits of the project include increased child care and educational opportunities for the neighborhood. In order to continue to serve the community and provide quality care, the expansion of the preschool is necessary to meet the demands of population growth. With the variance request, the expansion will provide the adequate amount of indoor and outdoor play area for the children, sufficient parking onsite for staff and visitors, and increased enrollment for services.

ATTACHMENT NO. 5.12

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. The variance is applicable to a portion of the new building fronting Heil Avenue. The remainder of the building and site will comply with applicable development standards. Due to site constraints including lot size, three street frontages, and minimum activity areas, the variance is necessary to achieve greater daycare services and onsite and offsite improvements. The 2 ft., 10 in. encroachment will not interfere with any driveways or street visibility areas and therefore, no safety impacts are anticipated. The variance will enhance the streetscape because it will allow for articulation along the building wall among other site improvements.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 12-029/VARIANCE NO. 13-001:

1. The site plan, floor plans, and elevations received and dated January 2, 2013 shall be the conceptually approved design with the following modifications:
 - a) The 6.5 ft. high pilasters shall be composed of stone veneer to match the proposed stone veneer on the new preschool building.
 - b) The wall description shall be revised with 4.5 ft. high of split face block wall and 1.5 ft. high of wrought iron for a height of 6 ft.
2. 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, Public Works, and Building 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) A reduced copy of the approved site plan and processing fee shall be submitted to the Planning Division for addressing of the new building.
3. Signage shall be reviewed under separate permits and applicable processing.
4. Prior to issuance of building permits, a Lot Line Adjustment to consolidate the two lots shall be submitted for review and approved by the Departments of Planning and Building and Public Works.
5. The use shall comply with the following:
 - a) Hours of operation: 7:00 a.m. – 6:00 p.m. (Monday through Friday)
 - b) A minimum of two staff members shall monitor the parking lot during scheduled drop-off and pick-up times and direct vehicles, as necessary onsite.
 - c) No queuing shall be permitted on Heil Avenue and Graham Street.

ATTACHMENT NO. 5.13

- d) The drop-off and pick-up schedule shall be conceptually approved and implemented as necessary. Minor amendments shall be permitted to eliminate queuing onto Heil Avenue and Graham Street, subject to review and approval by the Departments of Public Works and Planning and Building.
6. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning & Building 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.
7. Conditional Use Permit No. 12-029 / Variance No. 13-001 shall become null and void unless exercised within two years of the date of final approval by the Planning Commission, or such extension of time as may be granted by the Director of Planning & Building pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
8. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

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.

ATTACHMENT NO. 5.14

Received
 FEB 12 2013
 City Planning
 Building

**SURF CITY CHRISTIAN
 PRESCHOOL
 C.U.P.**

5432 Heil Avenue
 Huntington Beach, CA 92649

CITY OF HUNTINGTON BEACH

OWNER/
 DEVELOPER: SURF CITY CHRISTIAN PRESCHOOL
 5432 HEIL AVENUE, HUNTINGTON BEACH, CA 92649
 714.846.0316

ARCHITECT: DEREVERE & ASSOCIATES
 1001 DOVE STREET, SUITE 100, NEWPORT BEACH, CA 92660
 949.433.3800

TABLE OF CONTENTS

| | |
|--------|---|
| T-1 | TITLE SHEET |
| A-1.0 | SITE PLAN |
| 1 of 1 | CONCEPTUAL GRADING PLAN PRELIMINARY LANDSCAPE PLAN |
| A-2.0 | FLOOR PLAN, CEILING PLAN & ROOF PLAN |
| A-3.0 | EXTERIOR ELEVATIONS |

DEREYERE & ASSOCIATES
 ARCHITECTURE • PLANNING INTERIORS
 A DIVISION OF DRD, INC.
 1401 DOVE STREET, SUITE 100, NEWPORT BEACH, CA 92660
 TEL: 949.433.3800 FAX: 949.433.3800

PROJECT TITLE: SURF CITY CHRISTIAN PRESCHOOL
 5432 HEIL AVENUE, HUNTINGTON BEACH, CA 92649

DEVELOPER/APPLICANT: SURF CITY CHRISTIAN PRESCHOOL
 5432 HEIL AVENUE, HUNTINGTON BEACH, CA 92649

SHEET TITLE:

JOB NO.: 10029

DATE ISSUED: 10/9/12

DRAWN BY: MAP

NO. OF REVISIONS: _____ DATE: _____

NO. OF SHEETS: 3 DATE: 10/9/12

1ST SHEET: SURF CITY PRESCHOOL

**KEYNOTES - NEW
SITE CONDITIONS**

- 101 NEW CURB
- 102 NEW STREET WIDENING PER CITY STANDARDS
- 103 NEW CONCRETE WALKWAY
- 104 NEW DRIVE ENTRY APPROACH
- 105 NEW PARKING STALL COUNT NUMBER
- 106 NEW PARKING STALL VAN ACCESSIBLE STALL COUNT NUMBER
- 107 NEW PARKING STALL OVERHANG LINE 3'-0"
- 108 NEW ASPHALT PARKING AISLE AND PARKING SPACE PAVING
- 109 NEW LANDSCAPING
- 110 NEW 6'-0" HIGH CONCRETE BLOCK WALL
- 111 NEW 6'-6" HIGH CONCRETE BLOCK WALL WITH HIGH WROUGHT IRON FENCING TOP, 6'-0" TOTAL HEIGHT.
- 112 NEW 16" SQUARE PILASTERS AT 20'-0" O.C., 6'-0" HIGH.
- 113 NEW 16" HIGH CONCRETE BLOCK WALL WITH 16" SQUARE, 30" HIGH PILASTERS
- 114 NEW PAD AND BOLLARD FOR BICYCLE PARKING (3)

**KEYNOTES - EXISTING
SITE CONDITIONS**

- 1E EXISTING PROPERTY LINE TO BE REMOVED
- 2E EXISTING CURB FACE
- 3E EXISTING 6'-0" BLOCK WALL TO REMAIN
- 4E EXISTING 6'-0" HIGH FENCE TO BE REMOVED
- 5E EXISTING PLAY STRUCTURE TO BE REMOVED
- 6E EXISTING TRASH ENCLOSURE TO REMAIN
- 7E EXISTING EASEMENT OR DEDICATED ON THE MAP AS REFERRED TO IN THE CITY OF HUNTINGTON BEACH ZONING ORDINANCE AND INCIDENTAL PURPOSES.
- 8E EXISTING EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES
- 9E EXISTING CONCRETE WALKWAY TO REMAIN
- 10E RELOCATED EXISTING PLAY STRUCTURE

ZONING CONFORMANCE MATRIX

| SUBJECT | CURB SECTION | REQUIRED | PROPOSED |
|-------------|--------------|----------|----------|
| PARKING | 2106 | 15 FT | 15 FT |
| SETBACKS | 2106 | 15 FT | 15 FT |
| STREET FIDE | 2106 | 15 FT | 15 FT |
| MAX. HEIGHT | 2106 | 25 FT | 25 FT |

**MINIMUM OF 5% OF ENTIRE SITE
 **MINIMUM OF 10% OF ENTIRE SITE
 **MINIMUM OF 10% OF ENTIRE SITE

TABULATIONS

SITE AREA: 26,000 ± S.F. (±0.1%)
ZONE: RL
BUILDING AREA: 2,800 ± S.F.
Building Pre-school - 2,800 ± S.F.
Elementary Pre-school - 2,800 ± S.F.
Total Building Area: 5,600 ± S.F.
SITE COVERAGE: 21.8%
Total Building Area / Site Area
PARKING REQUIRED: 18 Spots
PARKING PROVIDED: 18 Spots

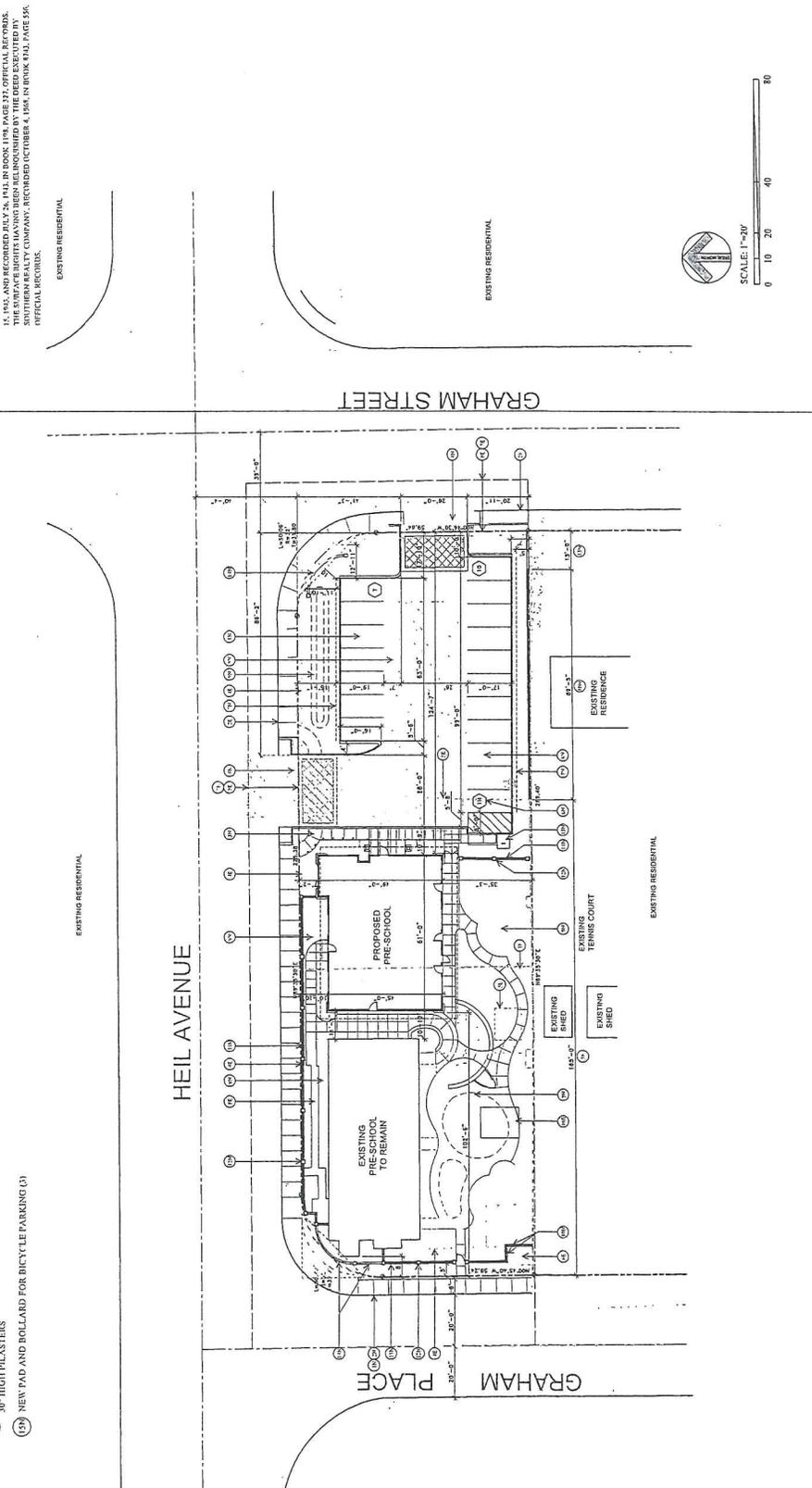
LEGAL DESCRIPTION

PARCELS 1 AND 2 IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THE UNDIVIDED INTERESTS OF PARCELS 1 AND 2 OF OFFICIAL MAP NO. 10,000, AS SHOWN ON SAID MAP, TOGETHER WITH THE EXCEPTED THEREON ALL OF THE OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN OR UNDER THE NORTH 1/4 OF SAID BLOCK 1, AND THE EXCLUSIVE RIGHT TO ENTER INTO LEASES OR AGREEMENTS FOR PROSPECTING FOR, DEVELOPING AND PRODUCING OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN OR UNDER SAID BLOCK 1, AND OCCUPATION THEREOF FOR SAID PURPOSES, AS RESERVED IN THE DEED FROM SECURITY COMPANY, A CORPORATION, TO ROY C. WILSON AND WIFE, DATED APRIL 15, 1954, AND ALL OTHER RIGHTS, CLAIMS AND INTERESTS OF WHATEVER NATURE, INCLUDING THE SURFACE RIGHTS HAVING BEEN ACQUIRED BY A 1954, IN BLOCK 1, PAGE 316, SOUTHERN REALTY COMPANY, RECORDED OCTOBER 4, 1954, IN BOOK 134, PAGE 316, OFFICIAL RECORDS.

DE REVERE & ASSOCIATES
 ARCHITECTURE • PLANNING • INTERIORS
 5432 Hill Avenue, Huntington Beach, CA 92649
 PHONE: (714) 341-1100
 FAX: (714) 341-1101
 WWW: www.dereverearch.com

PROJECT TITLE: SURF CITY CHRISTIAN PRESCHOOL
 5432 Hill Avenue, Huntington Beach, CA 92649
DEVELOPER/APPLICANT: SURF CITY CHRISTIAN PRESCHOOL
 5412 Hill Avenue, Huntington Beach, CA 92649
SHEET TITLE: PROPOSED SITE PLAN

JOB NO.: 10029
DATE ISSUED: 10/9/12
MAP
NO.: 13759E, 01P, 01T, 02P, 02T, 03P, 03T
DATE: 10/9/12
SCALE: 1"=20'



DE REVERE & ASSOCIATES
 ARCHITECTURE • PLANNING INTERIORS
 A DIVISION OF DRD, INC.
 1400 S. GARDEN AVENUE, SUITE 100, ANAHEIM, CA 92805
 P: 714.933.1888 F: 714.933.1889
 WWW.DEREVERE.COM

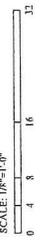
PROJECT TITLE: SURF CITY CHRISTIAN PRESCHOOL
 5423 Hill Avenue, Huntington Beach, CA 92648
 DEVELOPER APPLICANT: SURF CITY CHRISTIAN PRESCHOOL
 3412 Hill Avenue, Huntington Beach, CA 92649

SHEET TITLE: EXTERIOR ELEVATIONS - PROPOSED BUILDING

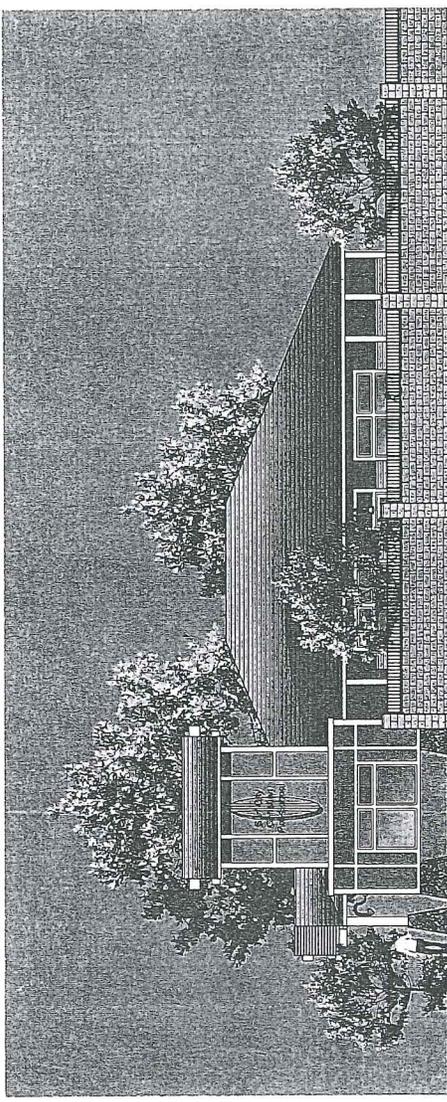
DATE: 10/8/12
 DATE ISSUED: 10/8/12
 NO. 10029
 MAP
 REVISIONS:
 NO. TEST SUR. CUP CITY TEST SUR. CUP CITY (NEW) 001070

A-3.0

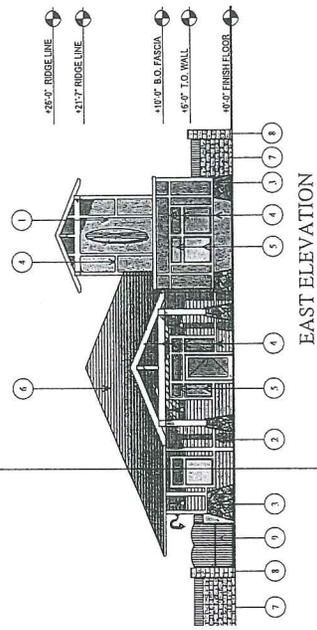
KEYNOTES



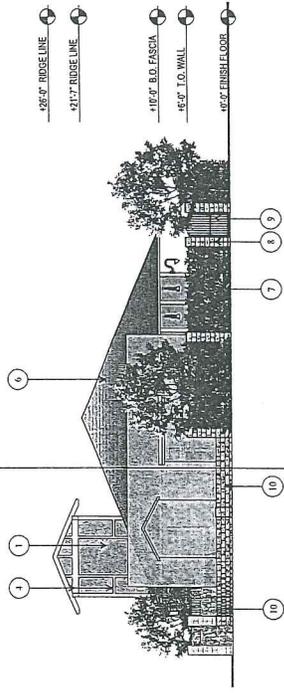
- 1 STUCCO, SMOOTH FINISH - PAINTED ACCENT COLOR
- 2 WOOD/VINYL SIDING - OFF WHITE
- 3 STONE VENEER
- 4 WOOD TRIM - BRIGHT WHITE
- 5 CLEAR GLAZING - CENTER GLAZED
- 6 ASPHALT SHINGLES
- 7 1/2\"/>
- 8 6-6\"/>
- 9 6-6\"/>
- 10 3\"/>



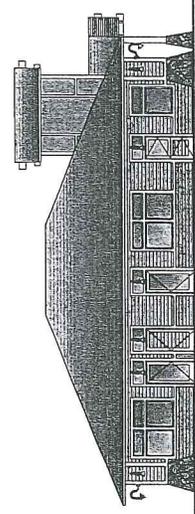
NORTH ELEVATION - HEIL AVENUE
 SCALE: 3/16\"/>



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Written Narrative of
Proposed Surf City Christian Child Development Preschool Expansion

a) Description of Project:

We are seeking to expand our current preschool business on our own site. We currently have a 2,890 square foot building, in which we are licensed for 63 children per day. We are at full capacity with a waitlist that could more than double our program. Each day we turn families away that want/need preschool and/or daycare. We propose to add a 2,800 square feet building along with new 6'-0" high screen walls along Heil and Graham Place. The new building would be divided into 4 classrooms and an office area. Each classroom, by licensing standards could have 12 students. The building would be licensed for 48 students. This would bring our total student capacity to 111. We would continue our days of service and hours of operation as Mon-Friday and 7 am to 6pm. A staggered drop-off and pick-up schedule will be utilized to minimize traffic flow and a drop-off line in the parking lot will be offered to minimize drop-off time/parking for our school and families.

We would also like to request that the wall be allowed to encroach into the required street front yard building setback along Graham Place. The State of California Department of Social Services Licensing requires preschools to have 75 square feet of outside play space for each child. With the new building, 48 more students will be added daily. This is a total of 111 students requiring 8,325 square feet of outside play space mandated by the State of California. The required street front yard setback on Graham Place is 15'-0". We would like to maximize the school's outside play space, thereby encroaching 10'-1" into the 15'-0" required setback (5'-0" from the property line). This would allow us 436 square feet more of play space, almost enough for all 111 students. We have been advised by the Department of Social Services Licensing that they would most likely allow an exception if we are close to our goal of 8,325 square feet of play area making the encroachment request crucial to our project. The length of this encroachment is 59'-3", therefore the area that encroaches into the setback is 59'-3' long by 10'-1" deep.

b) This application is initiated due to our substantial waitlist and the need from the surrounding community for quality preschool/daycare. We have families that wait in line at New Family Registration at 1 am to reserve a spot for their child. Many families that got in line at our New Family and Current Family Registrations at as early as 4 am did not receive the spots they wanted and needed desperately. Surf City Christian has grown over the last 7 years to be a quality, respected, trusted and coveted preschool program. We seek to add another building of 4 classrooms to accommodate the families that so desperately want to add extra days, and or new family enrollment at our school.

c) The surrounding uses to the north, south and east are residential homes. The property immediately west of our preschool is a Mormon church which we have good standing with and share parking lots when needed.

- d) Our population served at Surf City Christian Child Development Preschool are children ages 2-6 years old looking for quality and loving care and simultaneously preparing them socially and academically for Kindergarten. Our families are primarily from Huntington Beach, but also come from FV, Seal Beach, Westminster, Mission Viejo, Long Beach and more as they hear of the incredible job our teachers do caring and educating our students for elementary school.
- e) The current building will incur changes to its exterior facade to match the new building. We plan to achieve this current building upgrades as finances permit and potentially within 1 year of the new construction.



HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 28, 2012
PROJECT NAME: SURF CITY CHRISTIAN PRESCHOOL
PLANNING APPLICATION NO. 2012-0194
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 12-29
DATE OF PLANS: OCTOBER 17, 2012
PROJECT LOCATION: 5432 HEIL AVENUE, 92649 (SOUTHWEST CORNER OF HEIL AVE. AND GRAHAM ST.)
PLAN REVIEWER: JILL ARABE, ASSISTANT PLANNER
TELEPHONE/E-MAIL: 714-374-5357 / JARABE@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE EXPANSION OF AN EXISTING 2,890 SQ. FT. PRESCHOOL BUILDING CONSISTING OF THE CONSTRUCTION OF A NEW 2,800 SQ. FT. BUILDING, 18-SPACE PARKING LOT, AND SITE IMPROVEMENTS.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 12-029:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. The minimum street side-yard setback shall be 10 ft. from the north property line. (HBZSO Section 210.06)
 - b. For traffic visibility purposes, the maximum height of shrubbery shall be 32 inches within any parking area and within 5 feet of any driveway. (HBZSO Section 232.08A-2)
 - c. A minimum 5 ft. planter width shall be provided along the south property line adjacent to the parking lot. Minimum plantable area for each tree shall be 48 inches square. (HBZSO Section 232.08C)
 - d. Interior landscaping areas shall be distributed throughout the parking area and shall equal 5 percent of the perimeter landscaping area. These areas shall include one minimum 24-inch box

ATTACHMENT NO. 5.23

tree for every 10 parking spaces and shall be located throughout the parking area. **(HBZSO Section 232.08C-3)**

- e. The end of each row of parking spaces shall be separated from driveways by a landscaped planter, minimum 2 feet wide and in addition include a step off area. **(HBZSO Section 232.08C-4)**
- f. Planter areas adjacent to parking spaces shall be provided with a 12-inch-wide by 3 ½ inch-thick "step off" area flush with and behind the curb for the entire length of planter or provide 4-foot-square or 5-foot-diameter circular planter surrounded by textured/and/or colored concrete. **(HBZSO Section 232.08C-5)**
- g. Non-residential developments shall have one 36 inch box tree for each 45 lineal feet of street frontage planted within the first 15 feet of the setback area adjacent to a street. Based on the plans, a minimum of nine 36-inch box trees shall be planted along the street frontages (2 along Graham Place, 2 along Graham Street, and 5 along Heil Avenue). **(HBZSO Section 232.08B-4)**
- h. On corner lots, no fence, wall, landscaping, berming, sign, or other visual obstruction between 42 inches and 7 feet in height as measured from the adjacent curb elevation may be located within the triangular area formed by measuring 25 feet from the intersection of the front and street side property lines or their prolongation. Trees trimmed free of branches and foliage so as to maintain visual clearance below 7 feet shall be permitted. **(HBZSO Section 230.88C-2)**
- i. Visibility of a driveway crossing a street property line shall not be blocked between a height of 42 inches and 7 feet within a triangular area formed by measuring 10 feet from intersecting streets and driveways. **(HBZSO Section 230.88C-3)**
- j. Accessory structures (i.e., playhouse, play structure, etc.) shall not occupy the required front, side, or rear yard. **(HBZSO Section 230.08A)**
- k. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
- l. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
- m. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
- n. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**

- f. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
 - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
 - h. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
4. Prior to issuance of building permits, the following shall be completed:
- a. All new commercial and industrial development and all new residential development not covered by Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance, except for mobile home parks, shall pay a park fee, pursuant to the provisions of HBZSO Section 230.20 – *Payment of Park Fee*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(City of Huntington Beach Planning Department Fee Schedule)**
5. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**
 - b. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
- a. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building and Safety Division. **(HBMC 17.04.036)**
 - b. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
 - c. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
 - d. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
 - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**

7. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building 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. **(HBZSO Section 241.18)**
8. Conditional Use Permit No. 12-29 shall become null and void unless exercised within one year 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 Planning Division a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
9. Conditional Use Permit No. 12-29 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
10. The Planning Commission reserves the right to revoke Conditional Use Permit No. 12-29 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
11. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
12. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
13. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
14. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
15. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning & Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



CITY OF HUNTINGTON BEACH BUILDING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: November 7, 2012
PROJECT NAME: Surf City Christian Preschool
ENTITLEMENTS: Conditional Use Permit No. 12-029
PROJECT LOCATION: 5432 Heil Avenue, 92649 (southwest corner of Heil Ave. and Graham St.)
PROJECT PLANNER: Jill Arabe, Assistant Planner
PLAN REVIEWER: Khoa Duong, P.E
TELEPHONE/E-MAIL: (714) 872-6123/khoa@csgengr.com
PROJECT DESCRIPTION: To permit the expansion of an existing 2,890 sq. ft. preschool building by constructing a new 2,800 sq. ft. building and 18-space parking lot.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated October 17, 2012. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

I. SPECIAL CONDITIONS:

- None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2010 California Building Code (CBC), 2010 California Residential Code, 2010 California Mechanical Code (CMC), 2010 California Plumbing Code (CPC), 2010 California Electrical Code (CEC), 2010 California Energy Code, 2010 California Green Building Standards and The Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Site plan –
 - a. Show location of all curb ramps and truncated domes within the accessible paths of travel.
 - b. Provide accessible parking stall layout plan to show how it comply with Section 1129B of 2010 CBC.
 - c. All exterior walls should comply with Table 602. Please identify on site plan and floor plan location of all fire rating walls along with rating assemblies.
 - d. The maximum area of exterior wall openings shall comply with Table 705.8.
3. Provide Project Data show:

ATTACHMENT NO. 5.28

- Type of building construction
- The occupancy group(s)
- The age of the kids in each classroom

4. Buildings on the same lot must comply with Section 705.3.

5. Egress –

- a. The occupant load in each room shall be based on Table 1004.1.1 of 2010 CBC. Please revise the occupant loads shown on Floor plan.
- b. The exits from class rooms shall comply with Table 1015.1. For day care, two exits are required from class room.

6. All restrooms must be accessible to disabled persons. Provide toilet room layout plans, details and notes show how they comply with Section 1115B of 2010 CBC.

III. COMMENTS:

- In addition to all of the code requirements of the 2010 California Green Building Standards Code, specifically provide a Construction Waste Management Plan per Sections 4.408.2 and 5.408.1.1.
- Planning and Building Department encourage the use of pre submittal zoning applications and building plan check meetings.



RECEIVED

OCT 25 2012

Dept. of Planning
& Building

HUNTINGTON BEACH FIRE DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 25, 2012
PROJECT NAME: SURF CITY PRESCHOOL
ENTITLEMENTS: CUP NO. 12-029
PROJECT LOCATION: 5432 HEIL AVENUE, HUNTINGTON BEACH, CA
PLANNER: JILL ARABE, ASSISTANT PLANNER
TELEPHONE/E-MAIL: (714) 536-5357/ jarabe@surfcity-hb.org
PLAN REVIEWER-FIRE: James Brown, Fire Protection Analyst
TELEPHONE/E-MAIL: (714) 374-5344, jbrown@surfcity-hb.org
PROJECT DESCRIPTION: To permit the expansion of an existing 2,890 sq. ft. preschool building by constructing a new 2,800 sq. ft. building and 18-space parking lot.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated OCTOBER 23, 2012. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Environmental

"Phase 1 Environmental Study" is required. Submit report to the Fire Department for review per City Specification # 431-92 Soil Clean-Up Standards. Based on site characteristics, identified former uses, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing may be required. This must be completed prior to precise grade approval. (FD)

Environmental - Elevated levels of methane or other soil gases in the area. (No well)

Methane Mitigation District Requirements. The proposed construction is within the City of Huntington Beach Methane Mitigation District. Due to known elevated levels of methane or other soil gases in this area, a sub-slab methane barrier and vent system may be required for this

ATTACHMENT NO. 5.30

project. A methane test workplan as required per City Specification #429 must be submitted to the HBFD for review and approval prior to precise grade approval.

The following City Specification is applicable (if required due to testing results) and the grading, building, and methane plans must reference that a sub-slab methane barrier and vent system will be installed per City Specification # 429, *Methane District Building Permit Requirements* prior to plan approval.

Methane safety measures per *City Specification # 429, Methane District Building Permit Requirements* shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. (FD)

Fire Apparatus Access

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

Fire Lanes and Fire Access Roads shall be marked and signed as per the CFC, HBMC and City Specification # 415, *Fire Lanes Signage and Markings on Private, Residential, commercial and Industrial Properties*. For Fire Department approval, reference and demonstrate compliance on the plans. (FD)

Fire Protection Systems

Fire Alarm System is required. For Fire Department approval, plans shall be submitted to the Fire Department for permits and approval. For Fire Department approval, reference and demonstrate compliance with the 2010 CFC and 2010 NFPA 72 on the plans. A licensed C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

Addressing and Street Names

Commercial Building Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 1/2") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and reflect the address location on the building. (FD)

GIS Mapping Information

GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention, and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the-building plan notes. (FD)

Building Construction

Exit Signs And Exit Path Markings will be provided in compliance with the California Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction And Demolition. (FD)

OTHER:

- Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City Consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at

http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS REVISED

DATE: 2/12/13
PROJECT NAME: SURF CITY CHRISTIAN PRESCHOOL
ENTITLEMENTS: CUP 12-29
PLNG APPLICATION NO: 2012-0194
DATE OF PLANS: 2/12/13
PROJECT LOCATION: 5432 HEIL AVENUE
PROJECT PLANNER: JILL ARABE, ASSISTANT PLANNER
TELEPHONE/E-MAIL: 714-374-5357 / JARABE@SURFCITY-HB.ORG
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE EXPANSION OF AN EXISTING 2,890 SQ. FT. PRESCHOOL BUILDING BY CONSTRUCTING A NEW 2,800 SQ. FT. BUILDING AND 18-SPACE PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. A Legal Description and Plat of the dedications to City to be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to Public Works for review and approval. The dedication shall be recorded prior to issuance of a grading permit.
2. The applicant shall prepare an easement for public street and utility purposes for a 40 ft half width along the Graham Street and Heil Street project frontage, and a 27 ft half width along the Graham Place project frontage. The applicant shall include a 35 ft corner radius easement for public street and utility purposes at the southeast corner of Heil Avenue/Graham Place and at the southwest corner of Heil Avenue/Graham Street. The corner radius easements shall be described as being tangent to the new street sidelines.

ATTACHMENT NO. 5.34

3. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading and Improvement Plan. (ZSO 230.084A)
 - a. A 27-foot right-of-way dedication for vehicular access, pedestrian access, and public utilities along the Graham Place frontage is required, per Public Works Standard Plan Nos. 104 and 207 for a center line to property line width of 27 feet. (ZSO 230.84)
 - b. A 35-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Graham Place and Heil Avenue per Public Works Standard Plan No. 207. (ZSO 230.84)
4. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. Curb, gutter and sidewalk along the Heil Avenue, Graham Place and Graham Street frontage shall be installed per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
 - b. Proposed driveways shall be installed per Public Works Standard Plan No. 211.
 - c. The proposed driveway approach on Heil Avenue shall provide right in, right out only turning movements to and from the site. The applicant shall provide all the necessary signage and striping to prohibit left turns into and out of the site from this driveway approach. (CE 2.3.2, ZSO 231.02)
 - d. Installation of one streetlight along the Heil Avenue frontage. (ZSO 230.84)
 - e. Pavement for half -width of Graham Place (ZSO 230.84)
 - f. An ADA compliant access ramp at the Graham Place and Heil Avenue corner per Caltrans Standard Plan A88A. (ZSO 230.84, ADA)
 - g. A new sewer lateral shall be installed connecting to the main in the street. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - h. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the Water Inspector. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service, meter and backflow protection device may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 254.04)
 - i. A new domestic water service and meter shall be installed per Water Division Standards for the proposed development, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) (ZSO 255.04) (MC 14.08.020)
 - j. A separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)
 - k. Separate backflow protection devices shall be installed per Water Division Standards for domestic and irrigation water services, and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)
 - l. The existing domestic water service and meter, if not being used shall be abandoned per Water Division Standards. (ZSO 255.04)

5. A signage and striping plan prepared by a Licensed Civil or Traffic Engineer shall be prepared and submitted to Public Works for review and approval. The Plan shall be prepared according to the latest California standards for traffic control devices and Public Work standards for preparation of signing and striping plans. (C.E. 2.3.2, ZSO 231.02)
6. The applicant shall demonstrate to the satisfaction of the Public Works Department that during drop off and pick up times vehicles shall not overflow onto Heil Avenue or Graham Street. (CE 2.3.2)
7. A Hydrology and Hydraulics Report shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. The Hydrology and Hydraulic Report shall include, but not be limited to facilities sizing, limits of attenuation, downstream impacts and other related design features. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm water system to accommodate the impacts of the new development, at no cost to the City. (ZSO 230.84) **(Revised 2/12/13)**
8. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.
9. The project WQMP shall include the following:
 - a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for

the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

- i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.
 - k. The applicant shall return one CD media to Public Works for the project record file.
10. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.
 11. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
 12. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
 13. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
 14. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.
 15. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

16. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
17. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related

ATTACHMENT NO. 5.37

impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)

18. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
19. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
20. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
21. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
22. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
23. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
24. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
25. Wind barriers shall be installed along the perimeter of the site. (DAMP)
26. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

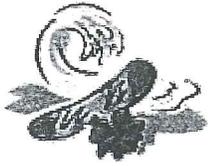
27. A Precise Grading Permit shall be issued. (MC 17.05)
28. Traffic Impact Fees for this development shall be paid at the rate applicable at the time of Building Permit issuance. The fee shall be based on the number of trip ends and average trip mile the project is anticipated to generate. (MC 17.65)
29. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

30. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

31. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)
32. All new utilities shall be undergrounded. (MC 17.64)
33. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)
34. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.



5432 HEIL
JAN 02 2013
11 21 AM

Surf City Christian Child Development Preschool
5432 Heil Ave, Huntington Beach, CA 92649
Phone: (714)846-0316 / Fax: (714)846-0316

Proposed Staggered Drop-off & Pick-up Schedule

| <u>Program</u> | <u>Drop-off time</u> | <u>Pick-up times</u> |
|--------------------------------|----------------------|----------------------|
| <u>Full Day Programs:</u> | 7:00-8:30 am | 2:00 - 6:00 pm |
| <u>AM Programs:</u> | | |
| <u>Blue Room Program am:</u> | 8:00 am | 11:30 am |
| <u>Yellow Room Program am:</u> | 8:15 am | 11:45 am |
| <u>Pre K Program am:</u> | 8:30 am | 12:30 pm |
| <u>PM Programs:</u> | | |
| <u>Blue Room Program pm:</u> | 1:00 pm | 2:30 pm |
| <u>Yellow Room Program pm:</u> | 1:15 pm | 4:45 pm |

Surf City Christian Child Development Preschool
 5432 Heil Ave, Huntington Beach, CA 92649
 Phone: (714)846-0316 / Fax: (714)846-0316

Proposed Staggered Drop-off & Pick-up Schedule

| <u>Program</u> | <u>Drop-off time</u> | <u>Pick-up times</u> | <u>Number of Students</u> |
|---------------------------------|---------------------------------|----------------------|---------------------------|
| <u>Full Day Programs:</u> | 7:00-8:15 am (or after 9:15) | 2:00 - 6:00 pm | 66 Max Full Day Students |
| <u>AM Programs:</u> | | | |
| <u>Blue Room Program am:</u> | 8:15 -8:30am | 11:45 am | 13 Half-day Students |
| <u>Yellow Room Program am:</u> | 8:30-8:45 am | 12:00 am | 13 Half-day Students |
| <u>Young Pre- K Program am:</u> | 8:45-9:00 am | 12:15 pm | 12 Half-day Students |
| <u>Pre-k Program am:</u> | 9:00-9:15 am | 12:30 pm | 6 Half-day Students |
| <u>PM Programs:</u> | | | |
| <u>Pre-K Program pm:</u> | 1:00 pm | 4:30 pm | 6 Half-day Students |
| <u>Young Pre-K Program pm:</u> | 1:15 pm | 4:45 pm | 12 Half-day Students |
| <u>Yellow Pre-K Program pm:</u> | 1:30 pm | 5:00 pm | 13 Half-day Students |
| <u>Blue Program pm:</u> | 1:45 pm | 5:15 pm | 13 Half-day Students |

- 64 Full day students + 44 Half-day students = 111 students maximum booked
- Absence rate is approximately 10-15% with illness, vacations, or stay home days.

Notes:

This is a tentative schedule and can be altered at Planning Department or Commission's request. Please contact us before the hearing and we can discuss our proposed plan and adjust as needed.

- * 64 full day students at maximum.
- * We would only need 5 staff members maximum by 8:30 am leaving 5 staff spots open for full-day students dropping off.
- * 7:00-8:15 am allows for 13 open stalls every 10 minutes that would allow 91 cars to park.
- * Full-day families drop off quickly, quietly and leave for work. Often kids are asleep and transferred into preschool for breakfast. Not a disruption with noise or behavior, usually under 5 minutes for drop-off or pick-up time.
- * A Drop-off line will be available from 7am-9:30 am, to expedite traffic flow. Parents will have the option, if our lot is full, to pull-up and drop their child off to a staff member. We can utilize this drop-off line throughout the day, as needed.
- * PM drop-off times can access at least 5 staff stalls, as staff takes lunch breaks from 12:00-2:00 pm, and begin going home as student #'s decrease, beginning around 12:00.
- * Our parking lot will be utilized a few times during the day, and will remain open and quiet the majority of the day.
- * Teachers will also utilize a carpool system