Council/Agency Meeting Held:_____ Deferred/Continued to:_____ ❑ Approved ❑ Conditionally Approved ❑ Denied	_____ City Clerk's Signature
Council Meeting Date: 10/15/2007	Department ID Number: PL07-35

CITY OF HUNTINGTON BEACH
REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

SUBMITTED BY: PENELOPE CULBRETH-GRAFT, City Administrator

PREPARED BY: SCOTT HESS, Director of Planning

SUBJECT: APPROVE MITIGATED NEGATIVE DECLARATION NO. 06-008/ CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001 FOR THE EXPANSION AND RECONSTRUCTION OF FIRST CHRISTIAN CHURCH (Appeal of Planning Commission's approval)

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

Statement of Issue:

Transmitted for your consideration is an appeal by City Council Member Debbie Cook, of the Planning Commission's approval of Mitigated Negative Declaration No. 06-008/ Conditional Use Permit No. 06-035/ Variance No. 07-001. These applications represent a request by First Christian Church to permit the expansion and remodel of an existing church complex and to allow joint use parking. In addition, a variance is requested to allow temporary joint use parking (298 spaces) located at a distance in excess of 250 ft. from the project site. The mitigated negative declaration analyzes the potential environmental impacts associated with implementation of the proposed project.

The Planning Commission approved the project on September 11, 2007, with conditions, based on findings that the project is compatible with the surrounding neighborhood, complies with applicable codes, will not have a detrimental impact and is consistent with General Plan goals and policies. Staff and the Planning Commission are recommending that the City Council approve the request with recommended findings and suggested conditions of approval **(Recommended Action)** based on the following:

- General Plan goals, objectives, and policies encourage the establishment of uses that support the needs of existing and future Huntington Beach residents when compatible with adjacent uses.
- Project provides for modernization and expansion of an existing community serving use.
- Project complies with applicable zoning regulations, with the exception of the requested variance.
- Divergent hours of operation between the church and adjacent schools allow for joint use parking.

D-2

- The proposed building architecture/ design minimizes the visual bulk and mass of the buildings.
- The project (with mitigation) will have no significant adverse environmental impacts.

Funding Source: Not applicable

Recommended Action:

PLANNING COMMISSION AND STAFF RECOMMENDATION:

Motion to:

"Approve Mitigated Negative Declaration No. 06-008/ Conditional Use Permit No. 06-035/ Variance No. 07-001 with suggested findings, mitigation measures and conditions of approval (ATTACHMENT NO. 1)."

Planning Commission Action on September 11, 2007:

THE MOTION MADE BY SPEAKER, SECONDED BY DWYER, TO APPROVE MITIGATED NEGATIVE DECLARATION NO. 06-008/ CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001, WITH REVISED FINDINGS AND REVISED CONDITIONS FOR APPROVAL CARRIED BY THE FOLLOWING VOTE:

AYES:	DWYER, LIVENGOOD, SHIER-BURNETT, SHAW, SPEAKER
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	FARLEY, SCANDURA

MOTION PASSED

Alternative Action(s):

The City Council may make the following alternative motion(s):

1. "Deny Mitigated Negative Declaration No. 06-008/ Conditional Use Permit No. 06-035/ Variance No. 07-001 with findings."

2. "Continue Mitigated Negative Declaration No. 06-008/ Conditional Use Permit No. 06-035/ Variance No. 07-001 and direct staff accordingly."

Analysis:

A. PROJECT PROPOSAL:

Applicant: Art Cueto, Visioneering Studios, 5 Peters Canyon Road, Irvine, CA 92606

Property Owner: First Christian Church, 1207 Main Street, Huntington Beach, CA 92648

Location: 1207 Main Street, 92648 (southeast corner of Adams Avenue and 17th Street)

Conditional Use Permit No. 06-20, as approved by the Planning Commission, represents a request to permit the following, pursuant to Huntington Beach Zoning & Subdivision Ordinance (HBZSO) Section 214.06 – *PS District: Land Use Controls* and 231.06 – *Joint Use Parking*:

a. Demolition of four existing buildings (Church School, Children's Ministry, Youth Ministry, and Small Chapel), and the Large Chapel's existing restroom facilities;

b. Construction of three new buildings (Children's Building, Multipurpose Building, Administrative/ Café/ Bookstore Building);

c. Renovation of the existing A-Frame Chapel, including installation of a steeple and cross with an overall height of approximately 96 ft;

d. Expansion and renovation of the worship center's nursery and bathroom facilities;

e. Landscape/hardscape improvements designed to create outdoor gathering places, improve pedestrian circulation, and make the church campus more functional and welcoming to church members and visitors;

f. Re-striping of the existing parking lot in order to increase its capacity and improve circulation; and

g. Outdoor dining (less than 400 sq. ft.) within the courtyard area adjacent to the Café/Bookstore.

In addition, the applicant is requesting approval of joint use parking to allow shared use of 47 parking spaces existing at Smith Elementary School, located adjacent and to the south of the project site, and 298 parking spaces at Huntington Beach High School (HBHS), to meet the church's peak use parking requirements. Use of parking spaces at HBHS is proposed only during the construction phase and only on Sundays. The project narrative estimates that the project would be completed within approximately two years from commencement of construction.

Variance No. 07-001 is requested, pursuant to HBZSO Sec. 241.02(B) – *Variance Procedures*, to allow joint use parking (298 spaces) located approximately 570 ft. from the project site (at HBHS), in-lieu of the 250 ft. maximum distance permitted by HBZSO Section 231.06 – *Joint Use Parking*. The church proposes to operate a shuttle between the project site and HBHS in order to mitigate the distance between the two properties.

The table below describes the proposed buildings and planned modifications to existing buildings:

First Christian Church, Huntington Beach - Master Plan Scope

Building	*Status*	*Size (sf)*	*Planned Use/Improvement*
A. Worship Center	Existing	25,500	No change to existing seating capacity. The worship center will not be modified as part of this project scope.
B. Children's Building	Planned	17,411	Children's Sunday School (preschool – 6th grade), and midweek preschool. Preschool entrance will be relocated to be accessible via parking area instead of current access via Loma Avenue.
C. Multi-Purpose	Planned	10,268	Flexible meeting space for Jr. High and High School groups and other large groups/functions.
D. Chapel	Existing	5,717	Remodel existing A-Framed structure into a traditional chapel suitable for classic worship services, weddings and funerals.
E. Administrative, Café/Bookstore	Planned	13,621	Church offices, full service kitchen, church resource center. (kitchen: 1,071 s.f.; dining: 1,746 s.f./ 89 seats; bookstore: 943 s.f.)
F. Nursery Expansion	Planned	4,252*	Expanded existing nursery and restroom facilities in the worship center. Improvements include a combination of new construction and remodeling of existing facilities.
	TOTAL:	**76,769**	**(Existing Bldg. Floor Area: 54,410 s.f.)****

***Note:** Nursery Expansion square footage includes 1,027 s.f. of new construction and remodel of 3,180 s.f. of existing nursery and restroom space in the Worship Center.

** Attachment A of the project narrative (Attachment No. 3 of the Planning Commission staff report) includes floor area figures for existing buildings on the church campus.

The project will include outdoor public space and landscaping improvements in addition to the items listed above. A new "Tidal Court" will serve as the main gathering area before and after church functions and will be open to the public. The court will be located between the existing Worship Center and proposed Multipurpose Building, A-Frame Chapel, and Administration/Café Building. The court will include chairs and tables to support the café and hardscape improvements suitable for informal gatherings. The outdoor areas will be enhanced by the use of decorative paving, landscaping (including native drought-tolerant plant materials), and signage. Additional project details are provided in the Planning Commission staff report (ATTACHMENT NO. 4).

B. PLANNING COMMISSION MEETING AND RECOMMENDATION:

The Planning Commission approved the project at a public hearing on September 11, 2007, with conditions of approval to address concerns and potential impacts expressed by the surrounding neighbors. The added conditions of approval included elimination of the proposed parking structure and a 1,450 limit on the total assembly capacity, based on the estimated number of parking spaces to be provided without the parking structure. In addition, the Planning Commission required construction of a seven-foot tall sound wall on the north side of the "Tidal Plaza" courtyard; restricted the hours of the proposed café to 9:00 a.m. - 6:00 p.m. daily; and prohibited permanent outdoor sound systems. The Planning Commission did not apply a suggested condition of approval that would require a Temporary Activity Permit or Temporary Use Permit for certain temporary outdoor special events, on the

basis that the condition is unnecessary since such activities are already regulated by applicable provisions of the zoning code. Staff concurs with this assessment. Accordingly, the Planning Commission also opted not to incorporate into the Conditional Use Permit a list of six temporary outdoor events held each year by the church, which were submitted for consideration as a late communication (ATTACHMENT NO. 6); preferring that these events be permitted separately pursuant to the applicable codes. The complete list of conditions approved by the Planning Commission and recommended by staff is provided as ATTACHMENT NO. 1.

The Planning Commission received comments at the hearing from the applicant, 13 individuals in support of the project and nine individuals opposed to the project. The applicant indicated that the church was agreeable to all of the Planning Commission's conditions of approval and that the church had already made numerous concessions from the original project proposal in order to address concerns of the surrounding residents.

C. APPEAL:

On September 13, 2007, City Council Member Cook filed an appeal of the Planning Commission's approval of the proposed project (ATTACHMENT NO. 3). The appeal letter cites concerns regarding the project, as conditionally approved by the Planning Commission, and potential adverse impacts to surrounding residents as the basis for the appeal.

D. STAFF ANALYSIS AND RECOMMENDATION:

Staff is recommending approval of the project based on the suggested findings and subject to the suggested mitigation measures and conditions of approval, as approved by the Planning Commission. The suggested conditions of approval address the primary concerns of the residents of the surrounding neighborhood and provide for greater compatibility with the surrounding neighborhood by eliminating the parking structure, reducing the overall assembly capacity, restricting the hours of operation of the proposed café, and requiring a sound wall to minimize potential noise impacts to residences located north of the project site.

A complete project analysis is provided in the Planning Commission staff report (ATTACHMENT NO. 4). The report describes how the project furthers General Plan goals, objectives and policies, which encourage the modernization and expansion of uses that support the needs of Huntington Beach residents. In addition, the project complies with all applicable zoning regulations, with the exception of the requested variance. Divergent hours of operation between the church and the adjacent schools provides for joint use parking as a means to meet, in part, the project's parking requirements. The proposed use of shuttles between the project site and the off-site parking lot mitigate the distance between the two properties and support approval of the requested variance. Proposed buildings feature a contemporary design and architectural features which minimizes the visual bulk and mass of the buildings and provides for compatibility with surrounding land uses. Finally, the project (with mitigation) will have no significant adverse environmental impacts (see ATTACHMENT NO. 5 for the project's environmental assessment/ mitigated negative declaration and associated public comment letters).

Strategic Plan Goal:

Strategic Plan Goal: Preserve the quality of our neighborhoods.

The proposed project will provide for the replacement of aging buildings and facilities with new structures designed to accommodate an expanding neighborhood-serving use and to maintain compatibility with surrounding land uses.

Environmental Status:

Staff completed an environmental assessment of the proposed project and determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of insignificance with proper design and engineering. Draft Mitigated Negative Declaration No. 06-008 (ATTACHMENT NO. 5) was prepared with mitigation measures pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA). The Mitigated Negative Declaration is supported by a Phase 1 environmental site assessment, traffic, noise, geotechnical and air quality studies and identified the need for mitigation measures pertaining to hydrology/ water quality and noise.

Prior to any action on Conditional Use Permit No. 06-035/Variance No. 07-001, it is necessary for the City Council to review and act on Mitigated Negative Declaration No. 06-008. Staff and the Planning Commission are recommending that the Mitigated Negative Declaration be approved with suggested findings and mitigation measures.

Attachment(s):

City Clerk's Page Number	No.	Description
7	1.	Planning Commission and Staff Suggested Findings, Mitigation Measures and Conditions of Approval
15	2.	Project Plans (includes site plan, floor plans and elevations)
40	3.	Appeal Letter From City Council Member Cook dated September 13, 2007
42	4.	Planning Commission Staff Report dated September 11, 2007.
204	5.	Draft Negative Declaration No. 06-008, includes Response to Comments
388	6.	Letters in Support/ Opposition To The Request, Late Communications
449	7.	PowerPoint Presentation Slides

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ATTACHMENT #1

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SUGGESTED FINDINGS, MITIGATION MEASURES AND CONDITIONS OF APPROVAL

MITIGATED NEGATIVE DECLARATION NO. 06-008/ CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001

SUGGESTED FINDINGS FOR APPROVAL - MITIGATED NEGATIVE DECLARATION NO. 06-008:

1. Mitigated Negative Declaration No. 06-008 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of over twenty (20) days. Comments received during the comment period were considered by the City Council prior to action on the Mitigated Negative Declaration and Conditional Use Permit No. 06-035/ Variance No. 07-001.

2. Mitigation measures, incorporated into the conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.

3. There is no substantial evidence in light of the whole record before the City Council that the project as modified by elimination of the proposed parking structure, the addition of a sound wall along the northerly side of the Tidal Court, the limiting of hours for outdoor dining, restricting seating capacity to not exceed 1,450 persons, designating bus pick-up and drop-off areas, prohibiting permanent outdoor sound systems of any kind, and further as mitigated through the conditions of approval of Conditional Use Permit No. 06-035/ Variance No. 07-001, will have a significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 06-035:

1. Conditional Use Permit No. 06-035 to permit the expansion and remodel of an existing church complex, 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. A mitigated negative declaration was prepared which analyzed the project's potential to generate detrimental impacts on surrounding properties. The study concluded that mitigation measures, incorporated into the conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. The Mitigated Negative Declaration is supported by a Phase 1 environmental site assessment, traffic, noise, geotechnical and air quality studies. The project will provide adequate parking, in accordance with applicable code requirements, on-site and via the use of joint use parking off-site.

2. Conditional Use Permit No. 06-035 will be compatible with surrounding uses because it provides for the continuation, modernization and expansion of an existing, long-standing (the site was developed for use as a church in the mid-1950s) community serving use which is consistent with the applicable General Plan Land Use and Zoning designations. Proposed buildings feature a contemporary design and architectural features which minimize the visual bulk and mass of the buildings and provides for compatibility with surrounding land uses. All of the proposed buildings comply with the applicable height limit in the zone and provide adequate setbacks from adjacent residential properties. The project was recommended for approval by the Design Review Board.

3. Conditional Use Permit No. 06-035 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance, including the Public-Semipublic zone permitted uses, minimum parking requirements, with the exception of the requested variance to the Joint Use Parking requirements, maximum building height, maximum floor area ratio and minimum building setbacks.

4. The granting of Conditional Use Permit No. 06-035 will not adversely affect the General Plan. It is consistent with the Land Use Element designation of P(RL) (Public – Residential Low Density Underlying Designation) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

   Land Use Element

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

   Objective LU 13.1: Provide for the continuation of existing and development of new uses, such as governmental administrative, public safety, human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.

   Policy LU 13.1.1: Allow for the continuation of existing public and private institutional, cultural, educational and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

   Policy LU13.1.2: Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval.

   Public Facilities and Public Services Element

   Policy PF 4.3.2: Investigate the feasibility of permitting and/or providing child or elderly day care services at public and private institutional facilities, such as churches, temples, other religious buildings, hospitals and schools.

Conditional Use Permit No. 06-035 provides for the continuation and expansion of existing religious, educational and pre-school services which support the needs of the surrounding community. The proposed joint use parking and associated variance ensure that adequate parking is provided to serve the proposed use.

SUGGESTED FINDINGS FOR APPROVAL - VARIANCE NO. 07-001:

1. The granting of Variance No. 07-001 to allow joint use parking (298 spaces) located at a distance in excess of 250 ft. from the project site will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. Properties which are being redeveloped in the City of Huntington Beach are typically allowed to continue to operate with reduced parking availability during construction with approval of a parking management plan or other mechanism to ensure adequate parking is provided and adverse impacts to surrounding properties are minimized. The applicant is proposing shuttle service between the joint use parking lot and the subject property as its mechanism to ensure no detrimental impacts will result from the distance between the two properties. Other examples of similar privileges enjoyed by other properties include commercial centers which are permitted to operate with

reduced parking for limited periods of time while a portion of the available parking is displaced by Christmas tree displays or parking lot sales, and other churches which are permitted to operate with reduced parking on site during festivals which encumber parking areas.

2. Because of special circumstances applicable to the subject property, including its location and 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 special circumstances applicable to the subject property includes its location in proximity to a use (Huntington Beach High School) which underutilizes its on-site parking coincident with the peak parking demands of the subject property. Without the granting of the variance, the subject property would be required to provide parking on-site which generally (excepting a single day each week) exceeds its parking demand, and would thereby be deprived of the privilege to provide parking at a rate which corresponds to its typical parking demand and the privilege to continue to operate until such time as construction of required on-site parking can be completed.

3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. The requested variance is necessary to allow the church to meet its parking requirements and continue to operate during its construction phase.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification. The church will provide shuttle service between the joint use parking lot and the project site in order to mitigate the distance between the two properties and support the use of the joint use parking.

5. The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of P(RL) (Public – Residential Low Density Underlying Designation) on the subject property, including the following objectives and policies:

   Land Use Element

   Objective LU 8.1: Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected sub areas in order to improve their character and identity.

   Policy LU 9.4.3: Encourage the development and public use of City/School District joint use facilities where City parks and school facilities adjoin on another in order to maximize the use of property, minimize the cost of development and enhance the recreational and educational opportunities for the community.

   Circulation Element

   Goal CE 5: Provide sufficient, well designed and convenient on and off street parking facilities throughout the City.

SUGGESTED MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS:

1. The project shall provide: (1) on-site attenuation of increased storm water flow and/or (2) construction of upsized storm drain facilities in Main Street per the City adopted 2005 Drainage Master Plan.

2. A 7-ft. tall noise barrier (masonry wall) shall be constructed along the southerly side of the children's play areas.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT 06-035/ VARIANCE NO. 07-001:

1. The project plans received and dated June 28, 2007 shall be the conceptually approved design with the following modifications.
   a. The driveway entrances shall have textured and colored pavement (behind sidewalk on private property) for a minimum depth of 20 feet.
   b. All freestanding low walls, planter walls, handrails, benches and other similar improvements within the hardscape and courtyard areas shall be designed to deter skateboarding.
   c. The outdoor dining area shall not exceed 400 sq. ft. and shall be depicted on the site plan.
   d. The proposed parking structure shall be eliminated and replaced with surface-level parking designed in accordance with HBZSO standards.
   e. The project shall provide approximately 450 surface-level parking spaces (including 49 off-site parking spaces at Smith Elementary School).
   f. The combined seating capacity and/or assembly area for the three assembly buildings (Worship Center, Chapel, Multi-Purpose Building) shall be limited based on available on-site surface level parking and the 49 off-site (Smith Elementary School) parking spaces (to approximately 1,450 seats or equivalent assembly area), pursuant to HBZSO parking requirements.
   g. A seven foot tall masonry wall shall be constructed along the northerly side of the Tidal Plaza.
2. 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/index.cfm?fuseaction=guidelines).
3. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
4. New structure(s) cannot be occupied and the final building permit(s) cannot be approved until an "as-built" photometric study has been submitted to the Planning Department demonstrating that all on-site lighting has been designed, installed and shielded so as to not produce glare or adverse impacts on adjacent properties, consistent with conceptual photometric study referenced in Mitigated Negative Declaration No. 06-008.
5. The use shall comply with the following:
   a. Only the uses described in the project narrative received and dated July 10, 2007 shall be permitted.

b. Hours of operation for the various uses shall be consistent with the project narrative received and dated July 10, 2007, except that outdoor dining shall be permitted only between the hours of 9:00 a.m. and 6:00 p.m. daily.

c. Concurrent attendance/ seating capacity for church services shall not exceed 1,450 persons at any time. The church shall submit floor plans to the Planning Department which depicts the proposed/modified seating configuration during concurrent use of the three assembly buildings and demonstrates how the 1,450 capacity limit will achieved.

d. Permanent outdoor sound system(s) of any kind shall be prohibited at all times.

e. Use of parking areas for uses other than parking shall be prohibited at all times unless otherwise approved via a Temporary Activity Permit or Temporary Use Permit.

f. Joint Use Parking at Huntington Beach High School (HBHS) shall terminate within 30 months of commencement of construction. Church services shall be suspended and/or restricted based upon the availability of parking on-site and at Smith School, pursuant to applicable HBZSO parking standards. Upon (or prior to) termination of Joint Use Parking at HBHS, the church shall submit to the Planning Department for review and approval a parking area plan and an amended schedule for church services that demonstrates compliance with applicable parking requirements. Following termination of Joint Use Parking at HBHS, all church services shall be suspended until such time as the Planning Department has approved a plan and schedule demonstrating compliance with applicable parking requirements. At any time, the church may also file an Entitlement Plan Amendment application to the Planning Commission to request approval for Joint Use Parking at HBHS beyond the initial 30 month period.

g. The church shall provide shuttle service between the joint use parking lot at Huntington Beach High School and the church property before and after church services on Sundays. The frequency of the shuttles shall be adjusted as necessary to accommodate the demand.

h. The church shall regularly encourage church members and parents of children attending pre-school to utilize on-site and authorized joint use parking lots and shall discourage on-street parking.

i. Bus drop-off and pick-up shall occur only in the designated area of the parking lot, southwesterly of the Worship Center.

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.

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HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT

SUGGESTED CONDITIONS OF APPROVAL

DATE:	**AUGUST 7, 2007**
PROJECT NAME:	**FIRST CHRISTIAN CHURCH**
ENTITLEMENTS:	**CUP 06-35 / EPA 06-03 / DRB 06-25** **PLANNING APPLICATION NO. 2006-0150**
DATE OF PLANS:	**JUNE 28, 2007**
PROJECT LOCATION:	**1207 MAIN STREET, HUNTINGTON BEACH**
PLANNER	**RON SANTOS, ASSOCIATE PLANNER**
TELEPHONE/E-MAIL:	**714-536-5561 / RSANTOS@SURFCITY-HB.ORG**
PLAN REVIEWER:	**STEVE BOGART, SENIOR CIVIL ENGINEER**
TELEPHONE/E-MAIL:	**714-374-1692 / SBOGART@SURFCITY-HB.ORG**
PROJECT DESCRIPTION:	**TO PERMIT CONSTRUCTION OF NEW BUILDINGS IN CONJUCTION WITH AN EXISTING CHURCH. THE PROJECT INCLUDES A NEW PARKING STRUCTURE, EXPANSION/ RENOVATION OF EXISTING CHURCH BUILDINGS, DEMOLITION OF EXISTING CHURCH BUILDINGS, AND REMOVAL OF EXISTING MODULAR BLDGS AND A REQUEST FOR JOINT USE PARKING PURSUANT TO HBZSO 231.06.**

The site plan received and dated June 28, 2007 shall be the conditionally approved layout except for:

1. The following improvements shall be shown on the Precise Grading Plan for the project:
   a. Existing curb and damaged sidewalk along the Main Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
   b. Damaged existing sidewalk along the Loma Avenue frontage (approximately 141 feet from the curb return at Main Street) shall be removed and replaced per Public Works Standard Plan No. 207. (ZSO 230.84)
   c. Damaged existing sidewalk along the 17th Street frontage shall be removed and replaced per Public Works Standard Plan No. 207. (ZSO 230.84)
   d. Damaged curb and gutter along the Adams Avenue frontage shall be removed and replaced per Public Works sidewalk along the Adams Avenue frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
   e. The existing 5-foot sidewalk (approximately 220 feet) and non-ADA compliant sidewalk sections along the Adams Avenue frontage shall be removed and replaced per Public Works Standard Plan No. 207. (ZSO 230.84)

f. The existing driveway approaches on Adams Avenue shall be removed and replaced with an ADA compliant driveway approaches per City Standard Plan No. 211. (ZSO 230.84)

g. Any other existing obstructions (i.e. stepping stones, shrubs, backflow devices, etc.) in the public right-of-way shall be removed from the parkway areas along the property frontages.

ATTACHMENT #2

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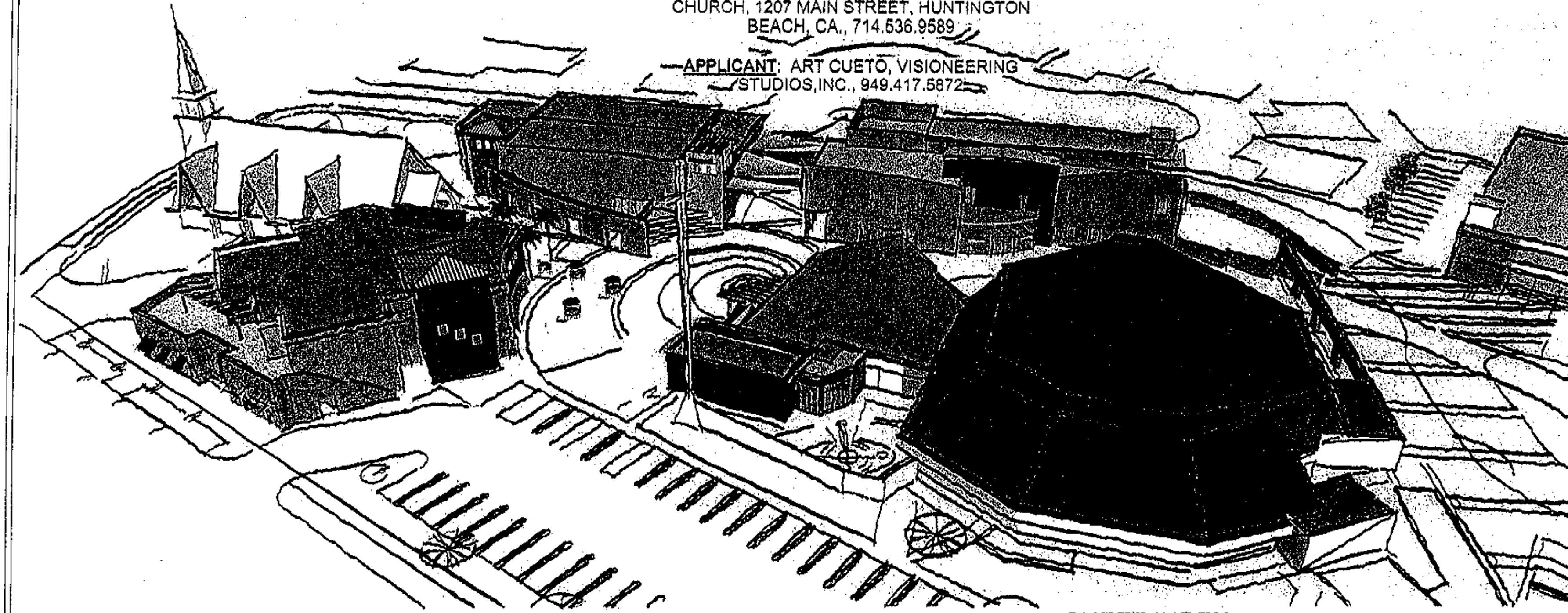
1ST CHRISTIAN CHURCH OF HUNTINGTON BEACH

CHURCH, 1207 MAIN STREET, HUNTINGTON BEACH, CA., 714.536.9589

APPLICANT: ART CUETO, VISIONEERING STUDIOS,INC., 949.417.5872



SHEET INDEX

City of Huntington Beach
JUN 2 8 2007

First Christian Church of Huntington Beach
Zoning Conformance Matrix

Nonresidential Development	PS	Project	Note
Minimum Lot Area (ac)	1	7.5	
Minimum Lot Width (ft)	100	330	
Minimum Setbacks (ft) Front	10	10	
(B) Double frontage lots shall provide front yards on each frontage			Landscaping provided along 17th Street, Adams Avenue, and Main Street
C. 50-foot setback required along Beach Boulevard, Edinger Avenue, and PCH, or a 25-foot setback when area is completely landscaped			Non-Applicable
(H) 40% of building surface may be located at minimum setback line along major or primary arterials if additional landscaping is provided			
Side	10	10	
(D) A 10 ft setback is required along property line abutting with an R District. Structures within 45 ft of district boundary shall not exceed 18 ft in height			Required setbacks maintained in relation to adjoining single family residence on San Nicolas Circle
Street Side	10	10	Required setbacks maintained on all street frontages
Rear	10	10	
(D) A 10 ft setback is required along property line abutting with an R District. Structures within 45 ft of district boundary shall not exceed 18 ft in height			Required setbacks maintained in relation to adjoining single-family residence on San Nicolas Circle
Maximum Height of Structures (ft)	50		All new buildings are less than the 50-foot maximum height requirement. [illegible]
(D) A 10 ft setback is required along property line abutting with an R District. Structures within 45 ft of district boundary shall not exceed 18 ft in height			At building heights
(E) Huntington Beach Zoning Code Sections 230.70 and 230.72 specify measurement of building heights and exceptions to height limits			All building heights are measured as per city standards.
Maximum Floor Area Ratio (FAR)	1.5		
Minimum Site Landscaping (%)	8		Provides landscaping in excess of the 8% city requirement

First Christian Church of Huntington Beach
Zoning Conformance Matrix

Nonresidential Development	PS	Project	Note
(F-7) A 10-foot landscape strip shall be provided along all street frontages, except for necessary driveways and walkways			Required 10-foot landscaped strip provided along all street frontages
Chapter 232 - Landscape Improvements			All requirements governing landscaping will be complied with
Building Design Standards (L) Front or exposed surface of a building shall be no longer than 100 feet without a break, recess, or offset			Building designs contain required breaks, recesses, and/or offsets
(M) 40% of building surface may be located at minimum setback line along major or primary arterials if additional landscaping is provided			All building designs comply with this standard
Fences and Walls (H) Section 230.88 - Fences and Yards			All fences and walls will comply with Section 230.88
(J) A solid masonry wall at least 6 feet in height shall adjoin the site of an abutting ground-floor residential use			The existing masonry wall will be maintained along the adjoining single-family residence on San Nicolas Circle
Off-Street Parking/Loading (J) Off-Street Parking and Loading Requirements: 1 space per 3 fixed seats			FCCHB's worship center has a fixed seating capacity of 975 resulting in a required 325 parking spaces. Estimated [illegible] parking capacity will be 470 spaces.
Outdoor Facilities Sec. 230.74 - Outdoor Facilities			All requirements governing outdoor facilities will be complied with
(K) Sec. 230.44 - Recycling Operations			A recycling facility is not included in this project's scope
(L) Sec. 230.80 - Antennae			All requirements governing the installation of antennae will be complied with
Screening of Mechanical Equipment - Sec. 230.76			All requirements governing the screening of mechanical equipment will be complied with
Refuse Storage Areas - Sec. 230.78			All requirements governing the screening and location of refuse storage areas will be complied with
Underground Utilities - Ch. 17.64			
Performance Standards - Sec. 230.82			The project will comply with all applicable [illegible] standards and [illegible]
Nonconforming Structures - Ch. 236			Not Applicable
Signs - Ch. 233			All requirements governing permitted signs will be complied with

VISIONEERING studios

1207 Main Street, Huntington Beach

ENTITLEMENT PACKAGE

DATE 08.07.06

PROJECT CODE 104-03

1st CHRISTIAN CHURCH

COVERSHEET

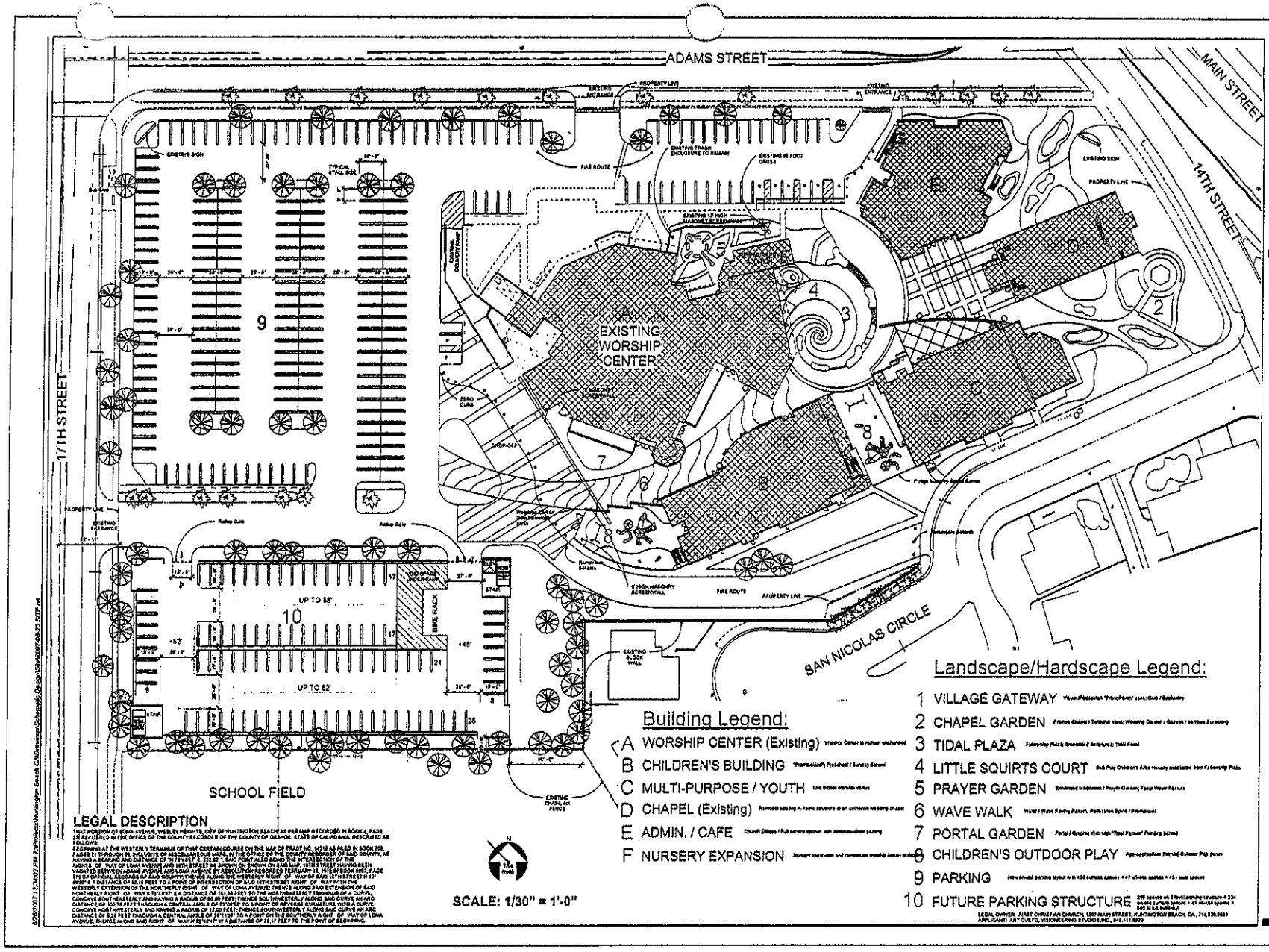
Sheet No. 1

[illegible] 2007-05-25 SITE.jxl

D2.16

ATTACHMENT NO. 2.1

D2.17



VISIONEERING studios

1207 Main Street, Huntington Beach

ENTITLEMENT PACKAGE

DATE 08.07.06

PROJECT CODE 104-03

1st CHRISTIAN CHURCH

PROPOSED SITE PLAN

Sheet No. 2

City of Huntington Beach

JUN 28 2007

ATTACHMENT NO. 2.2

1st CHRISTIAN CHURCH

1207 Main Street, Huntington Beach

Existing Site Plan with Demolition Notes

Sheet No. 3

PROJECT CODE 104-03

DATE 08.07.06

ENTITLEMENT PACKAGE

VISIONEERING studios

City of Huntington Beach

JUN 29 2007

JUN 29 2007

D2 . 18

ATTACHMENT NO. 23

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First Christian Church

1207 Main Street, Huntington Beach

VISIONEERING studios

ENTITLEMENT PACKAGE

DATE 06.15.06

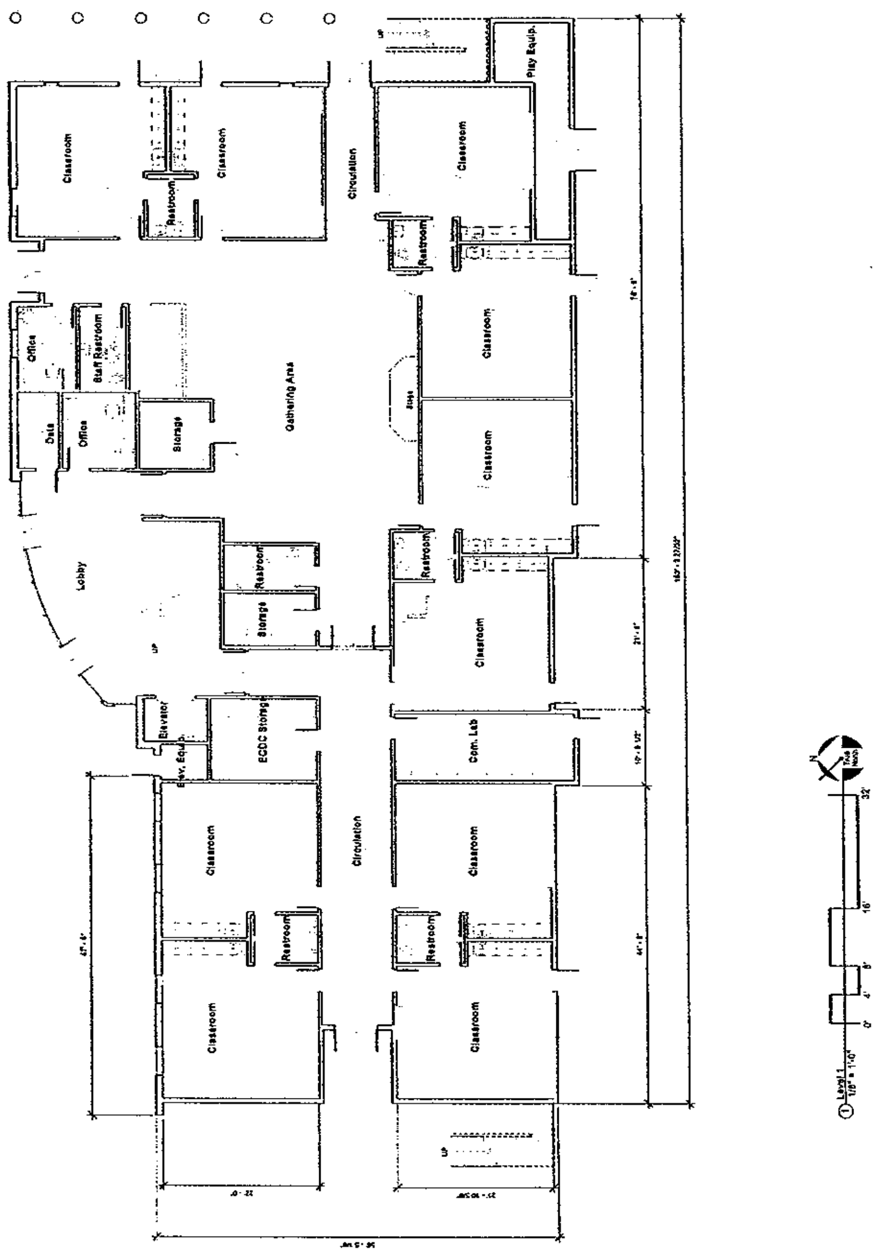
PROJECT CODE 104-03

Kids Building- 1st Floor

Sheet No. B1

City of Huntington Beach

JUN 2 8 2007



D2 . 19

ATTACHMENT NO. 2.4

First Christian Church	Kids Building- 2nd Floor	B2		
1207 Main Street, Huntington Beach		PROJECT CODE 104-03	DATE 08.15.06	ENTITLEMENT PACKAGE

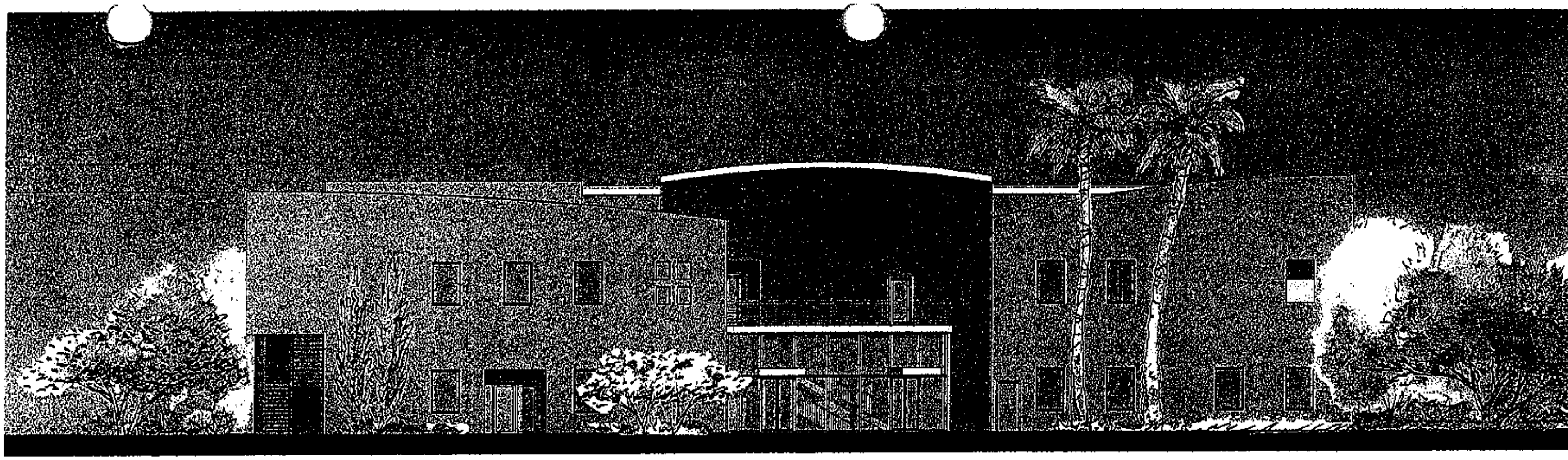
VISIONEERING studios

City of Huntington Beach

JUN 2 8 2007

D2 . 20

ATTACHMENT NO. 25



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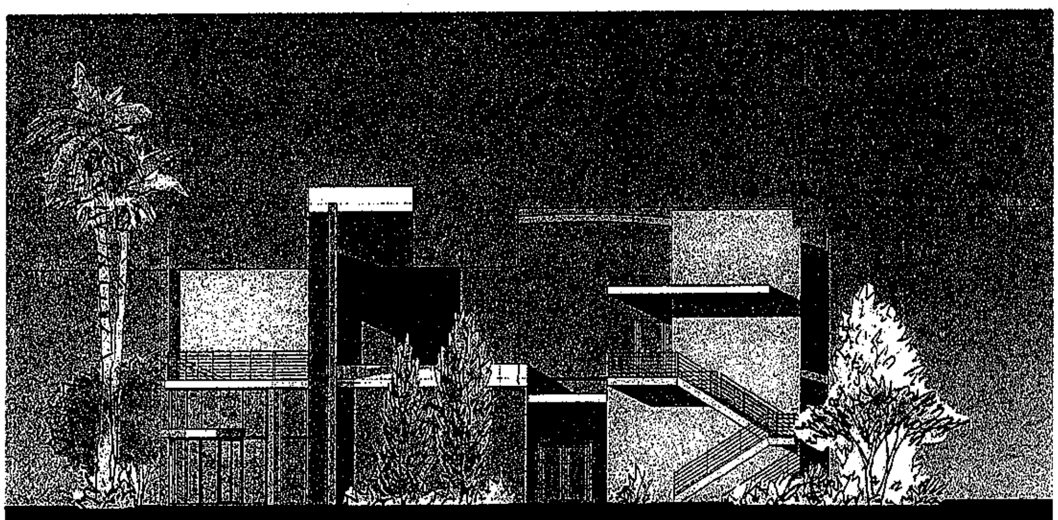


(2) WEST ELEVATION 1/8" = 1'-0"

City of Huntington Beach

JUN 2 8 2007

VISIONEERING studios

1207 Main Street, Huntington Beach

First Christian Church

ENTITLEMENT PACKAGE

DATE 06.15.06

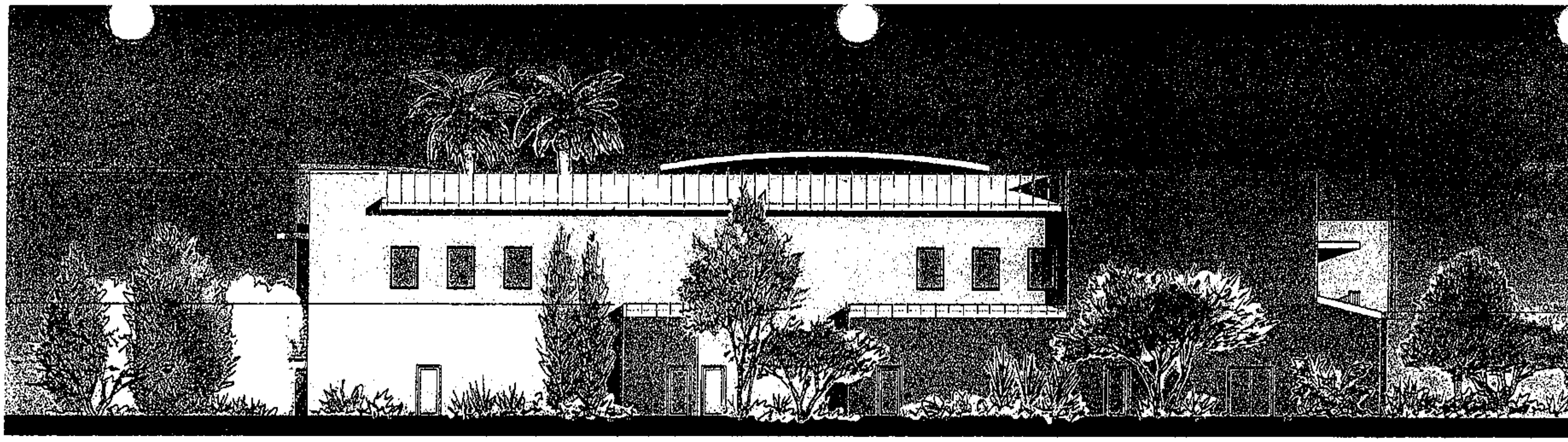
PROJECT CODE 104-03

Kids Building- Elev.- North/ West

Sheet No. B3

D2 . 21

ATTACHMENT NO. 2.6



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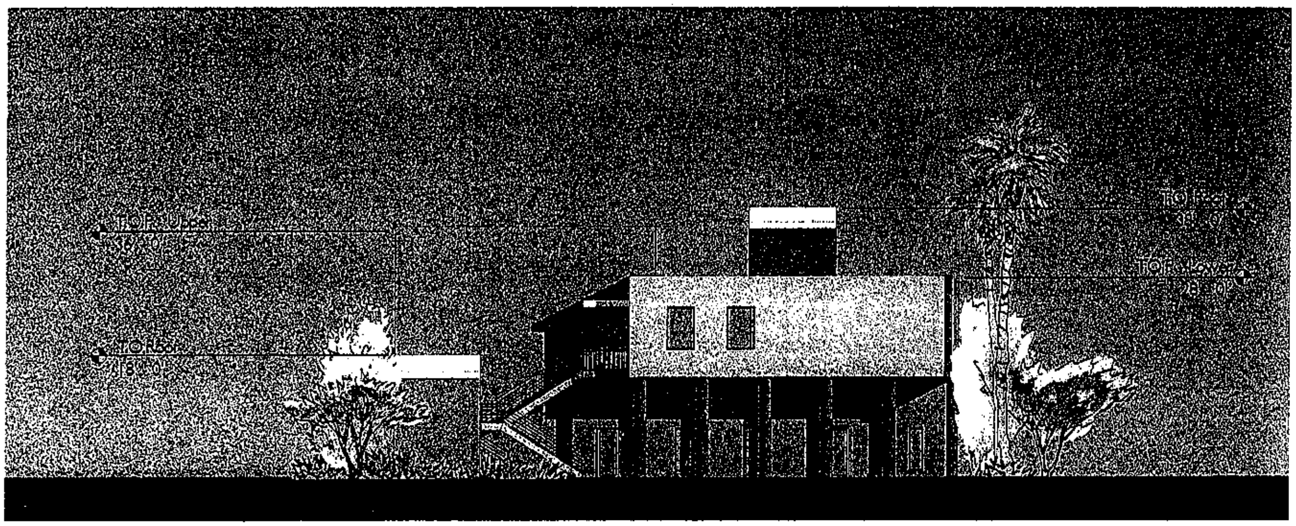


4 EAST ELEVATION 1/8" = 1'-0"

City of Huntington Beach

JUN 2 8 2007

VISIONEERING studios

First Christian Church

1207 Main Street, Huntington Beach

ENTITLEMENT PACKAGE

DATE 06.15.06

PROJECT CODE 104-03

Kids Building- Elev.- South/ East

Sheet No. B4

D2 . 22

ATTACHMENT NO. 2.1

VISIONEERING studios

FIRST CHRISTIAN CHURCH

1207 MAIN STREET, HUNTINGTON BEACH

ENTITLEMENT PACKAGE

DATE 06.15.06

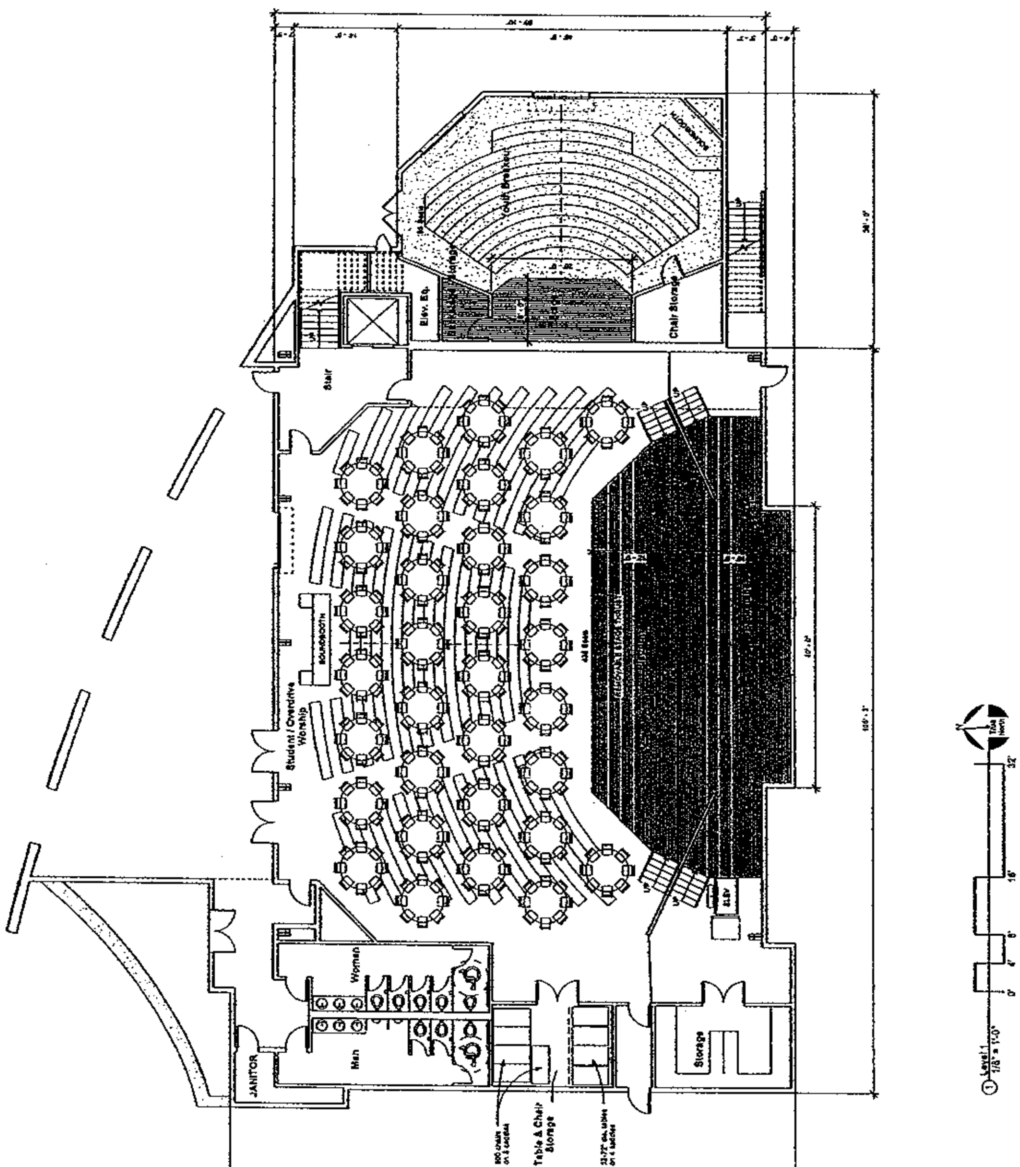
PROJECT CODE 104-03

Multi-Purpose - 1st Floor

Sheet No. C1

City of Huntington Beach

JUN 2 8 2007



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ATTACHMENT NO. 2.8

VISIONEERING studios

FIRST CHRISTIAN CHURCH

1207 MAIN STREET, HUNTINGTON BEACH

ENTITLEMENT PACKAGE

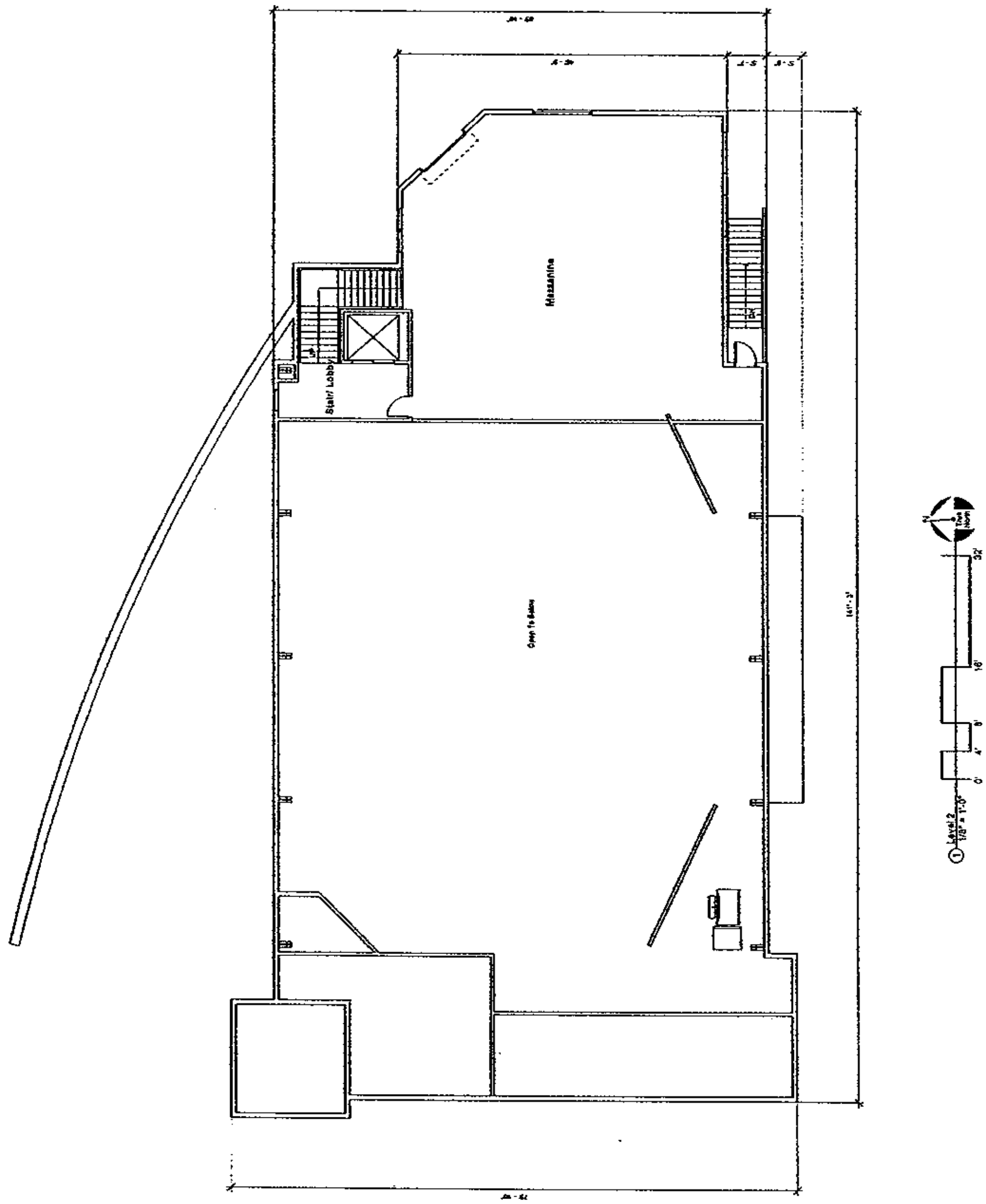
DATE 06.15.06

PROJECT CODE 104-03

Multi-Purpose - 2nd Floor

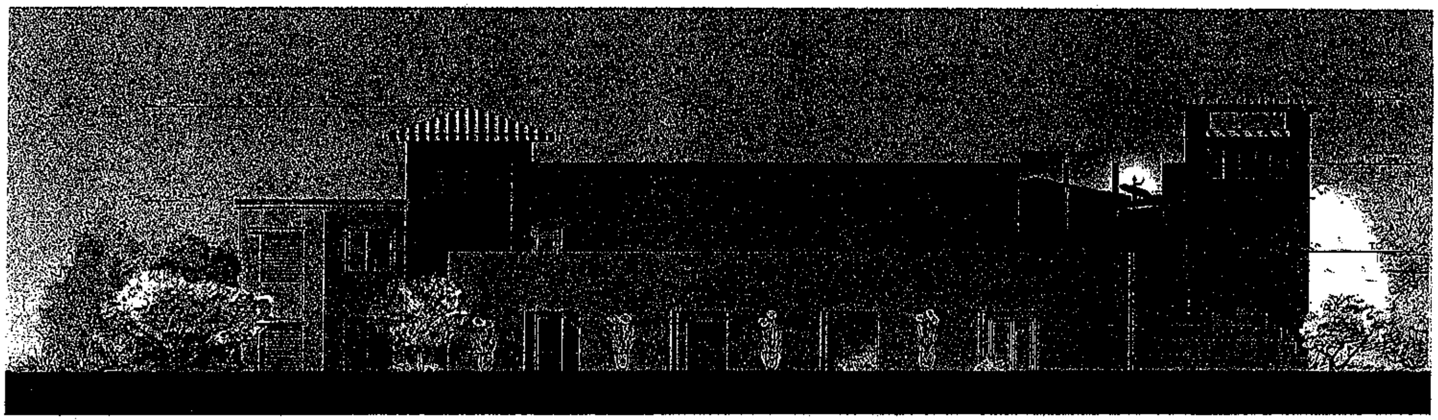
Sheet No. C2

City of Huntington Beach
JUN 2 8 2007



D2 . 24

ATTACHMENT NO. 2.9



(1) NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16' 32'

(2) EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16' 32'

City of Huntington Beach

JUN 2 8 2007

FIRST CHRISTIAN CHURCH

1207 MAIN STREET, HUNTINGTON BEACH

ENTITLEMENT PACKAGE

DATE 06.15.06

PROJECT CODE 104-03

Multi-Purpose - North & East Elevations

Sheet No. C3

VISIONEERING studios

D2 . 25

ATTACHMENT NO. 2.10

3 SOUTH ELEVATION
1/8" = 1'-0"
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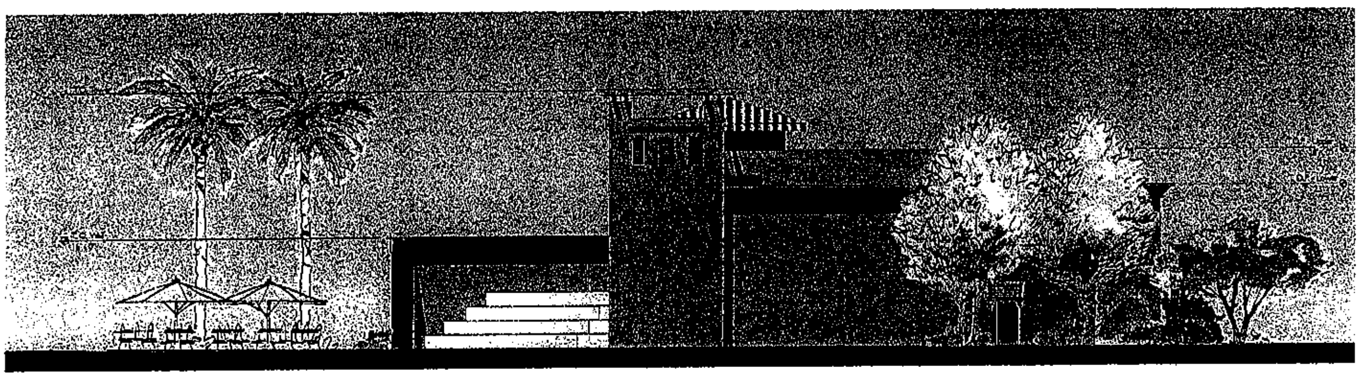


4 WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16' 32'

City of Huntington Beach
JUN 2 8 2007

VISIONEERING studios

FIRST CHRISTIAN CHURCH

1207 MAIN STREET, HUNTINGTON BEACH

Mult-Purpose - South & West Elevations

Sheet No. C4

DATE 06.15.06

PROJECT CODE 104-03

ENTITLEMENT PACKAGE

D2 . 26

ATTACHMENT NO. 2.11

VISIONEERING studios	ENTITLEMENT PACKAGE	DATE 06.15.06	PROJECT CODE 104-03	Chapel- Floor Plans	Sheet No. D1

First Christian Church

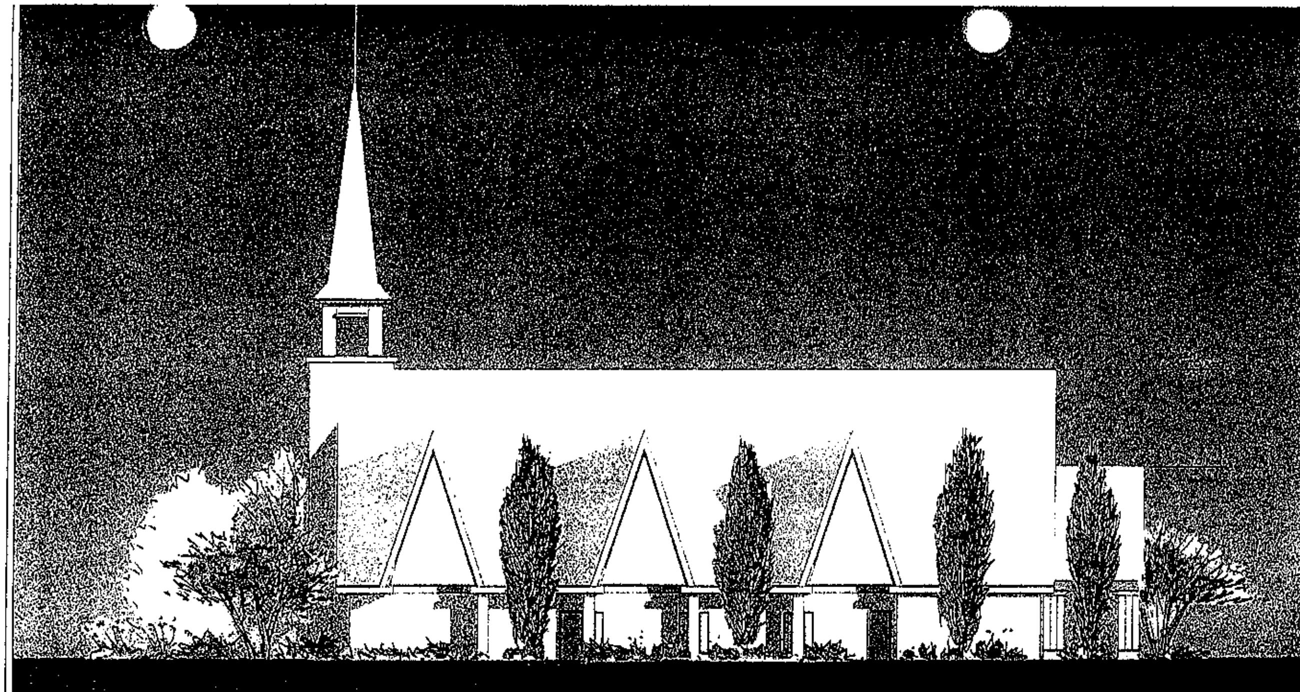
1207 Main St., Huntington Beach

City of Huntington Beach

JUN 2 8 2007

D2 . 27

ATTACHMENT NO. 2.12



1 SOUTH ELEVATION
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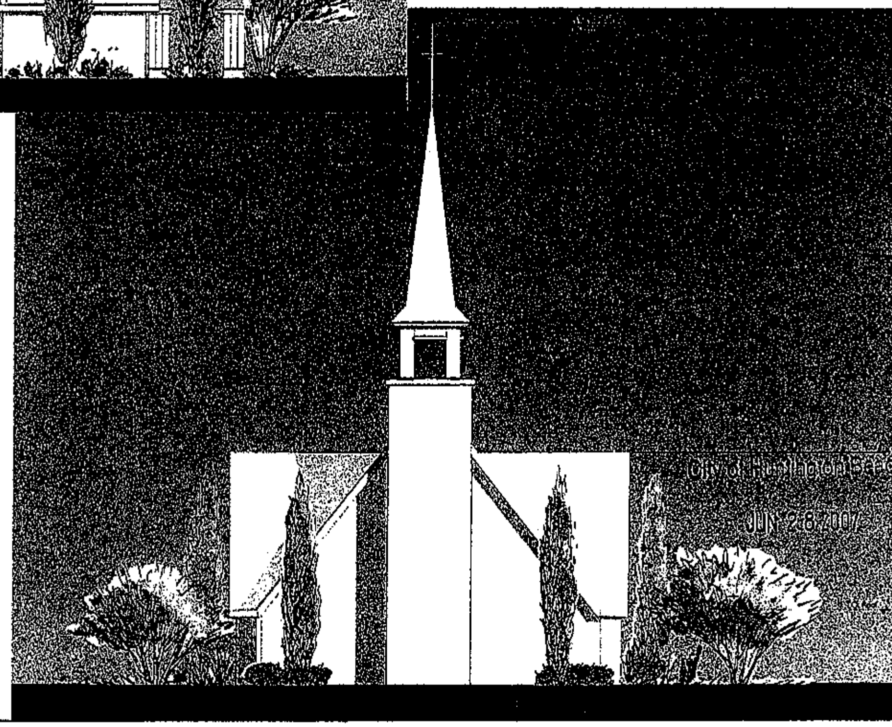
0' 4' 8' 16' 32'

2 EAST ELEVATION
1/8" = 1'-0"

0' 4' 8' 16' 32'



D2 . 28

First Christian Church

1207 Main St., Huntington Beach

Chapel- Elev.- North/ East

Sheet No. D2

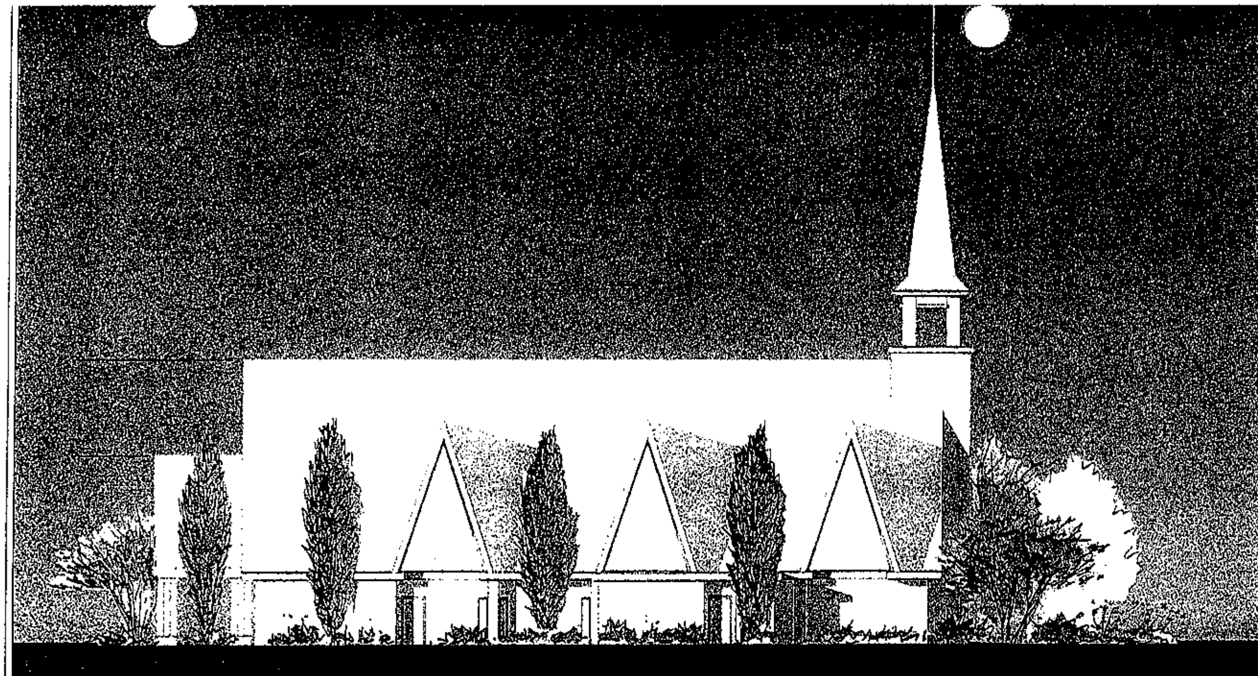
DATE 06.15.06

PROJECT CODE 104-03

ENTITLEMENT PACKAGE

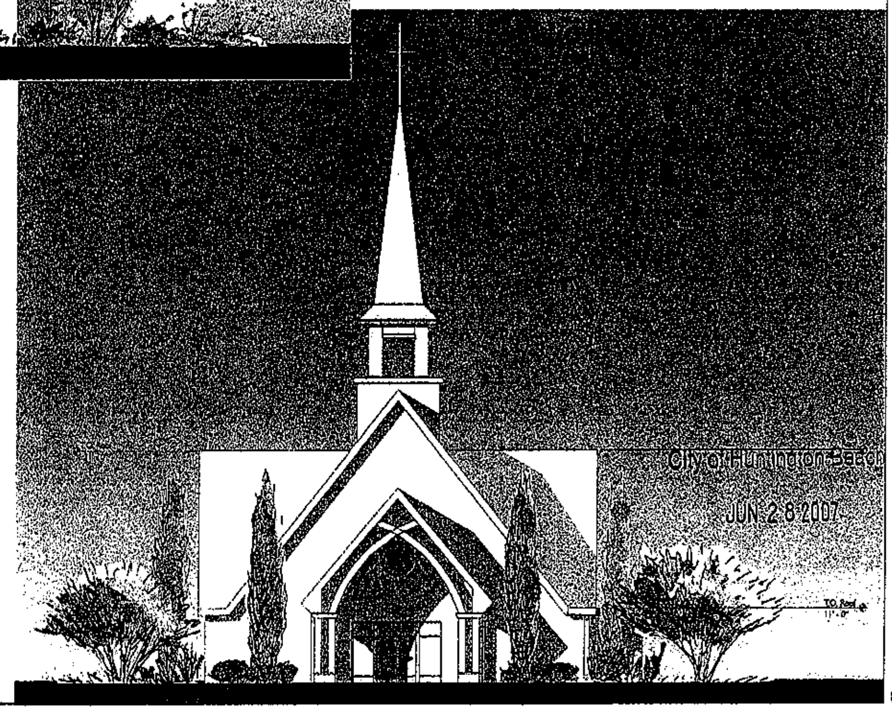
VISIONEERING studios

ATTACHMENT NO. 2.13



3 SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16' 32'

4 WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16' 32'



First Christian Church

1207 Main St., Huntington Beach

Chapel- South & East Elevations

ENTITLEMENT PACKAGE

DATE 06.15.06

PROJECT CODE 104-03

Sheet No. D3

VISIONEERING studios

D2 . 29

ATTACHMENT NO. 2.14

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ENTITLEMENT PACKAGE

DATE 06.15.06

PROJECT CODE 104-03

Cafe/ Admin.- 1st Floor

Sheet No. E1

FIRST CHRISTIAN CHURCH

1207 Main St., Huntington Beach

City of Huntington Beach

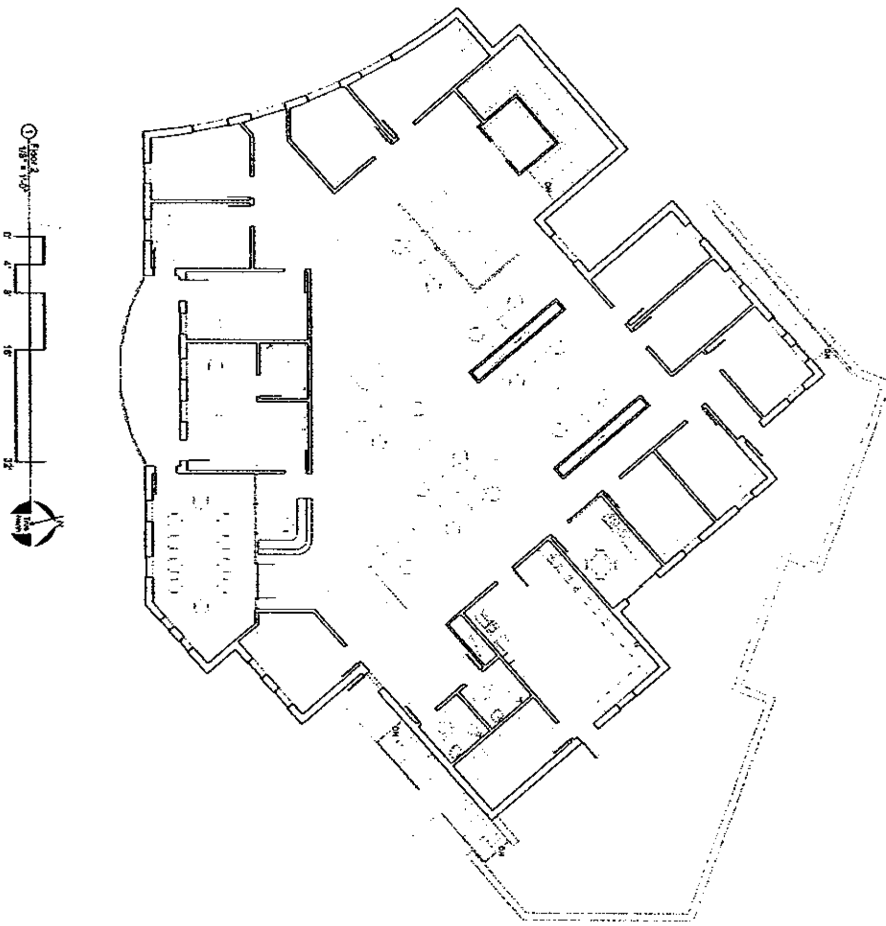
JUN 2 8 2007

D2 . 30

ATTACHMENT NO. 2.15

ATTACHMENT NO. 2.16

D2.31



City of Huntington Beach

JUN 2 8 2007

FIRST CHRISTIAN CHURCH

1207 Main St., Huntington Beach

Sheet No. E2

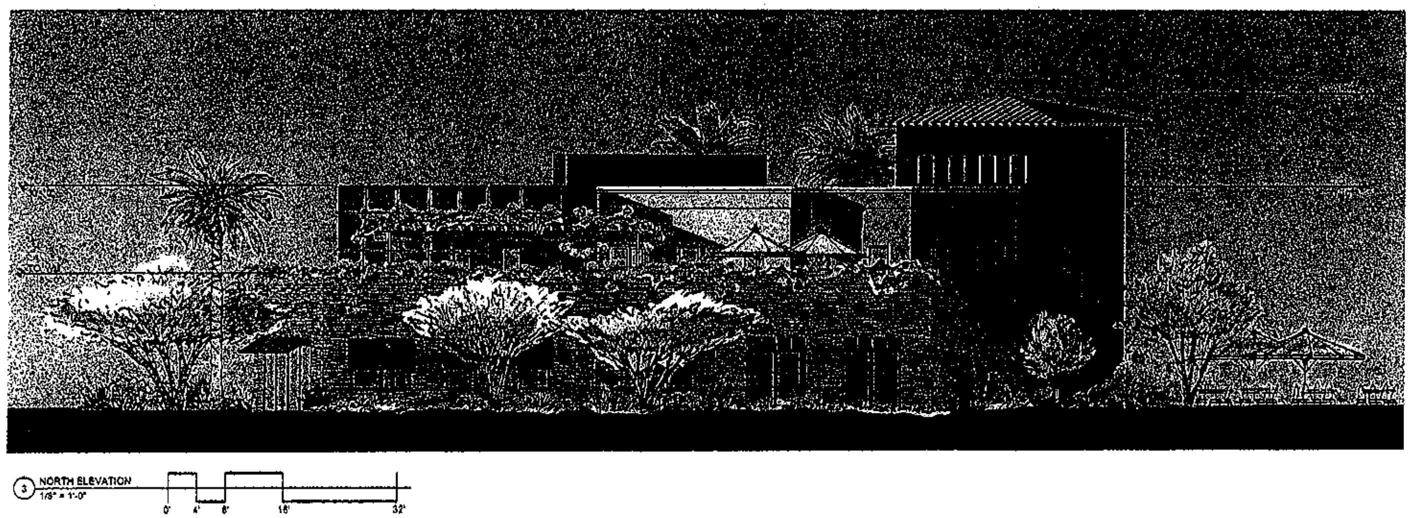
Cafe/ Admin.- 2nd Floor

PROJECT CODE 104-03

DATE 06.15.06

ENTITLEMENT PACKAGE

VISIONEERING studios



3 NORTH ELEVATION 1/8" = 1'-0"

2 WEST ELEVATION 1/8" = 1'-0"

City of Huntington Beach

JUN 2 8 2007

FIRST CHRISTIAN CHURCH

1207 Main St., Huntington Beach

VISIONEERING studios

ENTITLEMENT PACKAGE

DATE 06.15.06

PROJECT CODE 104-03

Cafe/ Admin.- North and West Elevations

Sheet No. E3

ATTACHMENT NO. 2.17

D2 . 32

2 WEST ELEVATION
1/8" = 1'-0"

ATTACHMENT NO. 2.18

VISIONEERING studios	ENTITLEMENT PACKAGE	DATE 06.15.06	PROJECT CODE 104-03
1207 Main St., Huntington Beach	First Christian Church	Nursery- Floorplan	Sheet No. F1

City of Huntington Beach
JUN 2 8 2007

1 Floor Plan - New Construction
1/8" = 1'-0"

ATTACHMENT NO. 2.19

First Christian Church

1207 Main St., Huntington Beach

Perspective Elevations

Sheet No. F-2

PROJECT CODE 104-03

DATE 06.29.07

Nursery
Schematic Package

VISION ENGINEERING studios

D2 . 35

ATTACHMENT NO. 2.20

VISIONEERING studios

1207 Main Street, Huntington Beach

ENTITLEMENT PACKAGE

DATE 06.27.2007

PROJECT CODE 104-03

First Christian Church

Parking Structure Levels 1 and 2

Sheet No. G1

City of Huntington Beach

JUN 2 8 2007

D2 . 36

ATTACHMENT NO. 2.21

VISIONEERING studios

ENTITLEMENT PACKAGE

DATE 06.27.2007

PROJECT CODE 104-03

Parking Structure Level 3

SHEET No. G2

First Christian Church

1207 Main Street, Huntington Beach

City of Huntington Beach

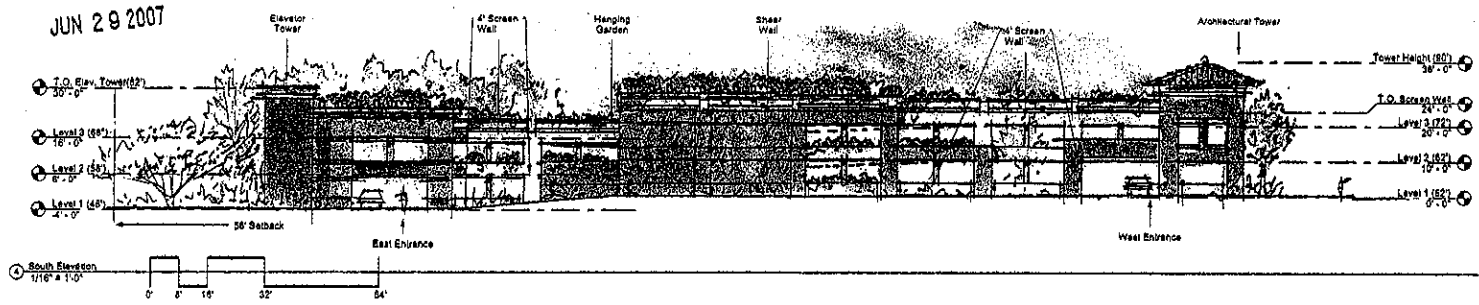
JUN 2 8 2007

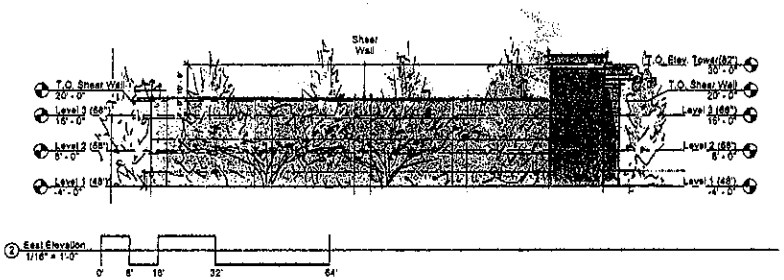
D2 . 37

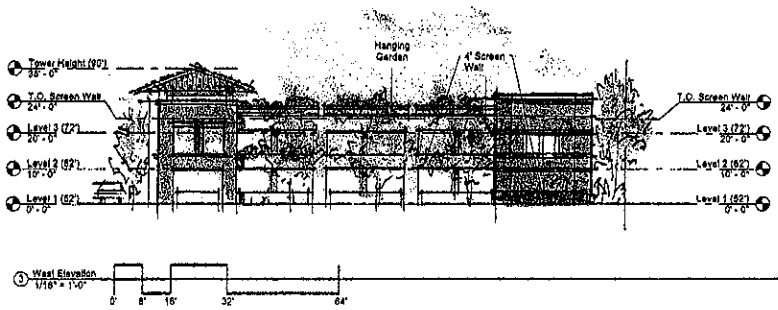
ATTACHMENT NO. 2.22

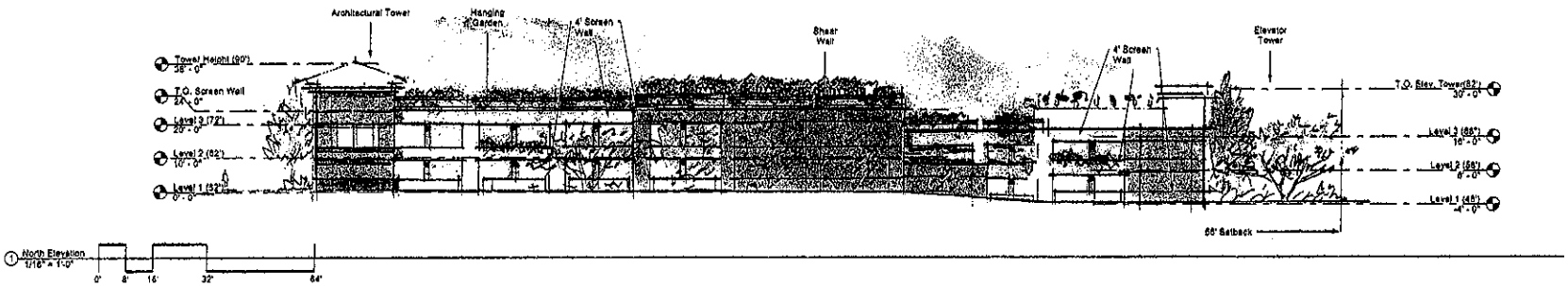
City of Hunti Beach

JUN 29 2007









VISIONEERING studios

1207 Main Street, Huntington Beach

ENTITLEMENT PACKAGE

DATE 06.29.2007

PROJECT CODE 104-03

First Christian Church

Parking Structure Elevations

Sheet No. G3

ATTACHMENT NO. 22

D2.38

Attachment D

VISIONEERING studios

First Christian Church, Huntington Beach
List of Weekly Events*
Revised - June 19, 2007

Event/Activity	Location		Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday	
	Existing	Future	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance
Worship Services																
Traditional	Worship Center	Worship Center	9:00 am - 10:00 am	600											6:00 pm - 7:00 pm	170
			10:30 am- 11:30 am	710												
Overdrive (Contemporary)	A-Frame Chapel	Multipurpose Building	9:00 am - 10:00 am	61												
			10:30 am- 11:30 am	112												
Classic	Small Chapel	A-Frame Chapel	9:00 am - 10:00 am	20												
			10:30 am- 11:30 am	22												
Sunday School - Adults**	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)	9:00 am - 10:00 am													
			10:30 am- 11:30 am													
Sunday School - Children (K-5)	Existing Children's and Youth Bui	New Children's Building	9:00 am - 10:00 am	123											6:00 pm - 7:00 pm	28
			10:30 am- 11:30 am	192												
Small Groups - Men	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)			6:00 am - 7:30 am	10	7:00 pm - 9:00 pm	10								
Small Groups - Women	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)					9:00 am - 11:30 am	80	9:00 am - 11:30 am	80	9:00 am - 11:30 am	100				
	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)					7:00 pm - 9:00 pm	100								
Small Groups - Adults	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)							10:00 am - 11:30 am	10					9:00 am - 11:00 am	10
Team Meetings	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)			7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20						
Children's Ministries	Existing Children's Building	New Children's Building					7:00 pm - 8:30 pm	20			7:00 pm - 8:30 pm	40				
Jr. High Group	Youth Building	Multipurpose Building	9:00 am - 10:00 am	31							7:00 pm - 8:30 pm	60				
			10:30 am- 11:30 am	27												
High School Group	A-Frame Chapel	Multipurpose Building							7:00 pm - 8:30 pm	60						
Music Ministry - Rehearsal	Worship Center	Worship Center									7:15 pm - 8:30 pm	40				
Pre-School***	Existing Children's Building	New Children's Building			9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125		
Church Administrative Offices	Worship Center	Administration Building			8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25		
Special Events ****																
Funerals	Worship Center	A-Frame Chapel				350		350		350		350		350		350
Weddings	Worship Center	A-Frame Chapel				350		350		350		350		350		350
Total Daily Attendance				1916		880		1080		1020		1090		850		1008

Notes:

* Events schedule reflects a typical week during the months of September through June when the preschool is in session. The church's weekly average combined attendance for its three worship services is 2,300

** Attendance for Adult Sunday School is included in Worship Center attendance

*** The pre school has a total enrollment of 200 students, but not all students attend class every day. Attendance number reflects average daily attendance including 15 staff members

**** Woman's Tuesday Evening Meetings are held on a monthly basis.

***** Special Events are not regularly scheduled events. They may take place any day of the week except Sundays. Activities associated with special events will conclude by 10:00 pm. Attendance figures listed on this table are for planning purposes only and do not reflect actual attendance figure

ATTACHMENT #3

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CITY OF HUNTINGTON BEACH
City Council Interoffice Communication

To: Joan Flynn, City Clerk

From: Debbie Cook, Mayor Pro Tem DC:SH

Date: September 13, 2007

Subject: ***APPEAL OF MITIGATED NEGATIVE DECLARATION NO. 06-008/ CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001 (FIRST CHRISTIAN CHURCH REMODEL/ EXPANSION)***

I am hereby appealing the Planning Commission's September 11, 2007, conditional approval of Mitigated Negative Declaration 06-008, Conditional Use Permit No. 06-035, and Variance No. 07-001 for the expansion and remodel of an existing church complex located at 1207 Main Street.

The appeal is based on concerns regarding the project, as conditionally approved by the Planning Commission, and potential adverse impacts to surrounding residential properties.

DC:SH

xc: John Scandura, Planning Commission Chair
Penelope Culbreth-Graft, DPA, City Administrator
Paul Emery, Deputy City Administrator
Scott Hess, Director of Planning
Herb Fauland, Principal Planner
Ron Santos, Associate Planner

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ATTACHMENT #4

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City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Ron Santos, Associate Planner RS
DATE: September 11, 2007

SUBJECT: **MITIGATED NEGATIVE DECLARATION NO. 06-008/ CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001 (FIRST CHRISTIAN CHURCH REMODEL/ EXPANSION) (Continued from the August 28, 2007 meeting with public hearing to be opened)**

APPLICANT: Art Cueto, Visioneering Studios, 5 Peters Canyon Road, Irvine, CA 92606

PROPERTY OWNER: First Christian Church, 1207 Main Street, Huntington Beach, CA 92648

LOCATION: 1207 Main Street, 92648 (southeast corner of Adams Avenue and 17th Street)

STATEMENT OF ISSUE:

At the August 28, 2007 meeting, the Planning Commission continued this item to the next regularly scheduled meeting, with the public hearing to be opened. The item was continued to allow proper public notification of the Planning Commission hearing. The original August 28, 2007 staff report, which includes a project description, analysis and staff recommendation, is provided as an attachment to this report.

REPORT UPDATE:

Based on discussions with the applicant and community feedback concerning the project, staff is recommending that the Planning Commission also consider the alternative action stated below, which provides for elimination of the proposed parking structure and a corresponding reduction in seating capacity and/or assembly area. Under the alterative action, the church would be required to reduce their seating capacity by approximately 190 seats and provide additional surface-level parking on-site, in the area (and easterly) of the proposed parking structure.

In discussions with staff, the applicant has indicated that, based on preliminary studies, church seating capacity could be reduced as necessary to meet parking requirements and accommodate the elimination of parking structure; and that the alternative action stated below would be acceptable. This action would also require appropriate revisions to the suggested findings and conditions of approval but would not necessitate revisions to the Mitigated Negative Declaration.

RECOMMENDATION:

Motion to:

A. "Approve Mitigated Negative Declaration No. 06-008 with findings and suggested mitigation measures (Attachment No. 1 to Planning Commission Staff Report dated August 28, 2007);"

B. "Approve Conditional Use Permit No. 06-035/ Variance No. 07-001 with findings and suggested conditions of approval (Attachment No. 1 to Planning Commission Staff Report dated August 28, 2007)."

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

A. "Approve Mitigated Negative Declaration No. 06-008 with findings and suggested mitigation measures (Attachment No. 1 to Planning Commission Staff Report dated August 28, 2007);"

B. "Approve Conditional Use Permit No. 06-035/ Variance No. 07-001 with appropriately revised findings, suggested conditions of approval (Attachment No. 1 to Planning Commission Staff Report dated August 28, 2007), and the following modifications:

1. The proposed parking structure shall be eliminated and replaced with surface-level parking designed in accordance with HBZSO standards.
2. The project shall provide approximately 450 surface-level parking spaces (including 49 off-site parking spaces at Smith Elementary School).
3. The combined seating capacity and/or assembly area for the three assembly buildings (Worship Center, Chapel, Multi-Purpose Building) shall be limited based on available on-site surface level parking and the 49 off-site (Smith Elementary School) parking spaces, pursuant to HBZSO parking requirements.

ATTACHMENTS:

- Planning Commission Staff Report dated August 28, 2007
- Letter from David Treiman received August 31, 2007

SH:HF:RR:RS:sh

D2 . 44

City of Huntington Beach Planning Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Ron Santos, Associate Planner RS
DATE: August 28, 2007

SUBJECT: **MITIGATED NEGATIVE DECLARATION NO. 06-008/ CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001 (FIRST CHRISTIAN CHURCH REMODEL/ EXPANSION)**

APPLICANT: Art Cueto, Visioneering Studios, 5 Peters Canyon Road, Irvine, CA 92606

PROPERTY OWNER: First Christian Church, 1207 Main Street, Huntington Beach, CA 92648

LOCATION: 1207 Main Street, 92648 (southeast corner of Adams Avenue and 17th Street)

STATEMENT OF ISSUE:

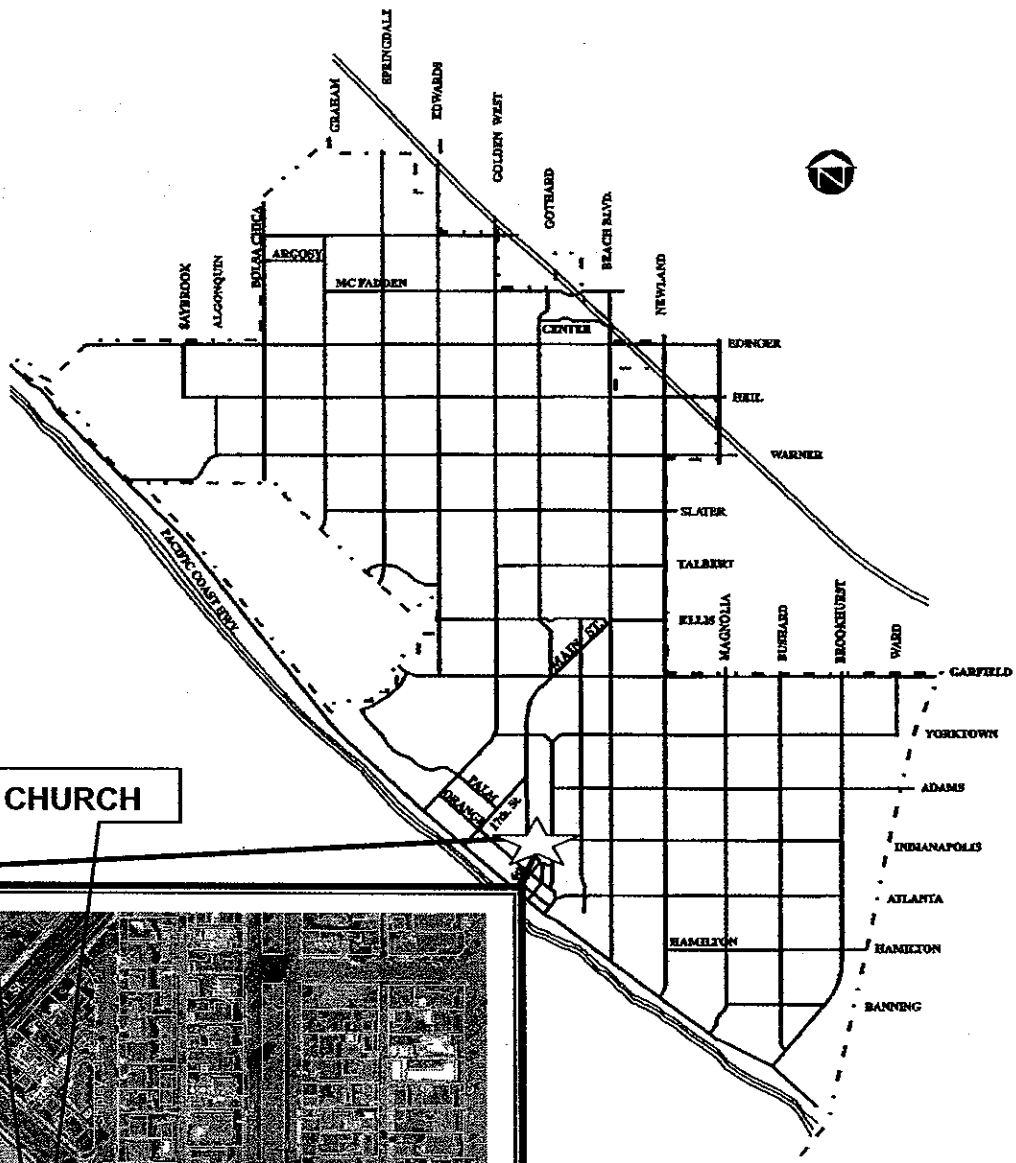
- Mitigated Negative Declaration No. 06-008 analyzes the potential environmental impacts associated with implementation of the proposed project.
- Conditional Use Permit No. 06-035 is a request to permit the expansion and remodel of an existing church complex.
- Variance No. 07-001 is a request to allow joint use parking (298 spaces) located at a distance in excess of 250 ft. from the project site.
- Staff's Recommendation: Approve Mitigated Negative Declaration No. 06-008, Conditional Use Permit No. 06-035 and Variance No. 07-001 based upon the following:
  - General Plan goals, objectives, and policies encourage the establishment of uses that support the needs of existing and future Huntington Beach residents when compatible with adjacent uses.
  - Project provides for modernization and expansion of an existing community serving use.
  - Project complies with applicable zoning regulations, with the exception of the requested variance.
  - Divergent hours of operation between the church and adjacent schools allow for joint use parking.
  - The proposed building architecture/design minimizes the visual bulk and mass of the buildings.
  - The project (with mitigation) will have no significant adverse environmental impacts.

RECOMMENDATION:

Motion to:

A. "Approve Mitigated Negative Declaration No. 06-008 with findings and suggested mitigation measures (Attachment No. 1);"

B. "Approve Conditional Use Permit No. 06-035/ Variance No. 07-001 with findings and suggested conditions of approval (Attachment No. 1)."



FIRST CHRISTIAN CHURCH

VICINITY MAP

MITIGATED NEGATIVE DECLARATION NO. 06-008/
CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001
(FIRST CHRISTIAN CHURCH – 1207 MAIN ST.)

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ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

A. "Deny Mitigated Negative Declaration No. 06-008/ Conditional Use Permit No. 06-035/ Variance No. 07-001 with findings for denial."

B. "Continue Mitigated Negative Declaration No. 06-008/ Conditional Use Permit No. 06-035/ Variance No. 07-001 and direct staff accordingly."

PROJECT PROPOSAL:

Conditional Use Permit No. 06-035 represents a request to permit the following pursuant to Huntington Beach Zoning & Subdivision Ordinance (HBZSO) Section 214.06 – PS District: Land Use Controls and 231.06 – Joint Use Parking:

a. Demolition of four existing buildings (Church School, Children's Ministry, Youth Ministry, and Small Chapel), and the Large Chapel's existing restroom facilities;

b. Construction of three new buildings (Children's Building, Multipurpose Building, Administrative/ Café/ Bookstore Building);

c. Renovation of the existing A-Frame Chapel, including installation of a steeple and cross with an overall height of approximately 96 ft;

d. Expansion and renovation of the worship center's nursery and bathroom facilities;

e. Landscape/hardscape improvements designed to create outdoor gathering places, improve pedestrian circulation, and make the church campus more functional and welcoming to church members and visitors;

f. Re-striping of the existing parking lot in order to increase its capacity and improve circulation;

g. Construction of a three-level 298 space parking structure on a portion of the site (the southwest corner), currently utilized for at-grade parking; and

h. Outdoor dining (less than 400 sq. ft.) within the courtyard area adjacent to the Café/Bookstore.

In addition, the applicant is requesting approval of joint use parking to allow shared use of 47 parking spaces existing at Smith Elementary School, located adjacent and to the south of the project site, and 298 parking spaces at Huntington Beach High School (HBHS), to meet the church's peak use parking requirements. Use of parking spaces at HBHS is proposed only during the construction phase (i.e., until the proposed on-site parking structure is completed) and only on Sundays. The project narrative estimates that the project would be completed within approximately two years from commencement of construction.

Variance No. 07-001 is requested to allow joint use parking (298 spaces) located approximately 570 ft. from the project site (at HBHS), in-lieu of the 250 ft. maximum distance permitted by HBZSO Section 231.06 – Joint Use Parking, pursuant to HBZSO Sec. 241.02(B) – Variance Procedures. The church proposes to operate a shuttle between the project site and HBHS in order to mitigate the distance between the two properties.

Table A describes the proposed buildings and planned modifications to existing buildings:

Table A – First Christian Church, Huntington Beach - Master Plan Scope

Building	*Status*	*Size (sf)*	*Planned Use/Improvement*
A. Worship Center	Existing	25,500	No change to existing seating capacity. The worship center will not be modified as part of this project scope.
B. Children's Building	Planned	17,411	Children's Sunday School (preschool – 6th grade), and midweek preschool. Preschool entrance will be relocated to be accessible via parking area instead of current access via Loma Avenue.
C. Multi-Purpose	Planned	10,268	Flexible meeting space for Jr. High and High School groups and other large groups/functions.
D. Chapel	Existing	5,717	Remodel existing A-Framed structure into a traditional chapel suitable for classic worship services, weddings and funerals.
E. Administrative, Café/Bookstore	Planned	13,621	Church offices, full service kitchen, church resource center. (kitchen: 1,071 s.f.; dining: 1,746 s.f./ 89 seats; bookstore: 943 s.f.)
F. Nursery Expansion	Planned	4,252*	Expanded existing nursery and restroom facilities in the worship center. Improvements include a combination of new construction and remodeling of existing facilities.
	TOTAL:	**76,769**	**(Existing Bldg. Floor Area: 54,410 s.f.)****
Parking Structure	Planned	299 spaces (Estimated)	Above ground parking structure to accommodate peak parking requirements for concurrent worship services in existing worship center and new venues.

**Note:* Nursery Expansion square footage includes 1,027 s.f. of new construction and remodel of 3,180 s.f. of existing nursery and restroom space in the Worship Center.

** Attachment A of the project narrative (Attachment No. 3 of the staff report) includes floor area figures for existing buildings on the church campus.

The proposed project will result in a net increase in assembly capacity of 293 seats, bringing the total number of seats available during the peak Sunday service time to 1,763. However, attendance/ seating capacity for Sunday services would be limited to 1,655 persons based on the recommendation in the Trip Generation Study.

The project will include outdoor public space and landscaping improvements in addition to the items listed above in Table A. The completed campus will include a new pedestrian walkway or "Village Gateway" from Main Street to where the existing Small Chapel is located. A Chapel Garden will be located at the location of the existing Classroom Building and allow for direct pedestrian access into the campus from 14th Street. A new "Tidal Court" will serve as the main gathering area before and after church functions and will be open to the public. The court will be located between the existing Worship Center and proposed Multipurpose Building, A-Frame Chapel, and Administration/Café Building. The court will include chairs and tables to support the café and hardscape improvements suitable for informal gatherings. The "Wave Walk" will serve as the main pedestrian connection between the church's parking lot and the new and existing buildings. These outdoor areas will be enhanced by the use of decorative paving, landscaping (including native drought-tolerant plant materials), and signage.

The church will not hold regularly scheduled outdoor gatherings on its campus, nor will the Tidal Court function as an amphitheater. Additionally, the church will not have any outdoor sound system(s).

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The applicant has indicated that First Christian Church's (FCC) existing facilities are functionally inadequate to meet its current and future ministry needs. The project will upgrade the quality of the church's meeting, kitchen, and resource facilities; consolidate the office space for the church's administration; and improve the campus' overall aesthetic in order to make it a more inviting community-serving facility.

Project Sequencing

Construction is proposed to take place in the following sequence:

1. Construct new Children's Building
2. Demolish existing Church School Building
3. Construct new Multipurpose Building and Nursery Expansion
4. Demolish existing Youth Ministry and Small Chapel
5. Construct new Administration/Café/Bookstore Building
6. Construct new Parking Structure

The project's initial construction phase (new Children's Building, Nursery expansion, Multipurpose Building, Administration/ Café/ Bookstore Building, renovated Chapel, and site hardscape/ landscape/ parking lot improvements) is planned to last 18 months. The construction of the parking garage is anticipated to take an additional 12 months, for a total construction duration of approximately 2.5 years.

Hours of Operation

FCC holds three weekly worship services (Saturday 6:00 p.m., and Sunday 9:00 a.m. and 10:30 a.m.) and operates a 200-student preschool during the week. The church has an average weekly attendance (three services) of 2,300, and has 25 full-time employees. The church's administrative office hours are 8:30 a.m. to 5:00 p.m., Monday through Friday, and the preschool operates from 9:00 a.m. to 2:00 p.m., Monday through Friday (September through June). The church plans to operate the new café/book store between the hours of 7:00 a.m. to 9:00 p.m. Monday to Saturday, and from 8:00 a.m. to 7:00 p.m. on Sundays. Weddings and related activities, and other activities held on the church campus will end by 10:00 p.m.. A more detailed list of weekly church activities is contained in Attachment D of the project narrative (Attachment 3 of the staff report).

Special events such as weddings and funerals will typically take place in the renovated chapel. As many as one wedding per week and one funeral per month may take place in this venue. Both weddings and funerals may take place on any day of the week with the exception of Sundays. Most weddings will be scheduled for Saturdays. Any wedding or funeral with a projected attendance in excess of 350 people will take place in the Worship Center, though these events are uncommon and may occur on a sporadic basis.

ISSUES:

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	P(RL) (Public – Residential Low Density Underlying Designation)	PS (Public- Semipublic)	Religious Assembly/ Pre-School
North (across 17th St.)	OS-P (Open Space – Park)	OS-PR (Open Space – Parks and Recreation Subdistrict)	Worthy Community Park, Huntington Beach High School
Northeast (across Adams Ave.), East (across Main St.)	RL-7 (Residential Low Density – 7 units/acre)	RL (Residential Low Density)	Single-Family Residential
West (across 17th St.)	RL-7	RL	Multi-Family Residential
South	P(RL), RL-7	PS, RL	Smith Elementary School, Single-Family Residential

General Plan Conformance:

The General Plan Land Use Map designation for the subject property is P(RL) (Public – Residential Low Density Underlying Designation), and is intended to accommodate governmental administrative and related facilities, schools, public parking lots, religious and similar uses. The proposed religious assembly/ preschool use is consistent with this designation and the objectives and policies of the City's General Plan, including the following:

A. *Land Use Element*

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

Policy LU 9.4.3: Encourage the development and public use of City/School District joint use facilities where City parks and school facilities adjoin on another in order to maximize the use of property, minimize the cost of development and enhance the recreational and educational opportunities for the community.

Objective LU 13.1: Provide for the continuation of existing and development of new uses, such as governmental administrative, public safety, human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.

Policy LU 13.1.1: Allow for the continuation of existing public and private institutional, cultural, educational and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

Policy LU13.1.2: Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval.

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B. *Public Facilities and Public Services Element*

Policy PF 4.3.2: Investigate the feasibility of permitting and/or providing child or elderly day care services at public and private institutional facilities, such as churches, temples, other religious buildings, hospitals and schools.

C. *Circulation Element*

Goal CE 5: Provide sufficient, well designed and convenient on and off street parking facilities throughout the City.

Conditional Use Permit No. 06-035/ Variance No. 07-001 provides for the continuation and expansion of existing religious, educational and pre-school services which support the needs of the surrounding community. The proposed joint use parking and associated variance ensure that adequate parking will be provided to serve the proposed use.

Zoning Compliance:

The project site is located in the PS (Public-Semipublic) zone and complies with the requirements of that zone, with the exception of the requested variance. The PS zone permits religious assembly, public and private schools and accessory uses with approval of a conditional use permit. The proposed café and bookstore are intended and designed primarily to serve members of the church and are permitted as accessory uses by conditional use permit.

Floor Area Ratio

The PS zone establishes a maximum floor area ratio (FAR) of 1.5, which means that the total building floor area cannot exceed 1.5 times the land area of the project site. The project site is approximately 7.42 acres or 323,215 sq. ft., which would allow up to 484,822 sq. ft. of building floor area, not including the proposed parking structure which is exempt from FAR standards. The project proposes 76,769 sq. ft. of building floor area and therefore complies with the applicable FAR standard.

Building Height

All of the proposed and existing-to-remain buildings comply with the 50 ft. height limit applicable in the PS zone, with the exception of the 96 ft. tall steeple and cross proposed as an addition to the existing Chapel. HBZSO Section 230.72 – *Exceptions to Height Limits*, exempts architectural features such as this from the applicable height limit with the approval of a conditional use permit. The proposed buildings also comply with the 18 ft. height limit within 45 ft. of a residential zone.

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The following table specifies the overall height of each of the proposed and existing-to-remain buildings:

Table 1 – Building Heights

Building	Height (ft.)*
A. Worship Center (existing)	33
B. Children's Building	38
C. Multi-Purpose	36.5
D. Chapel	42 (+ steeple & cross: 96)
E. Administrative, Café/Bookstore	42
F. Nursery Expansion	16
Parking Structure	38

* Proposed buildings feature varied roof lines, towers, pitched roof elements and other decorative/ architectural elements. Noted building heights correspond to the tallest feature of each building from top of subfloor/slab.

Parking

The church's parking demand is based on the proposal to stage concurrent worship services in three separate venues (existing Worship Center, Renovated A-frame Chapel, and Multipurpose Building) upon the project's completion. The concurrent services will generate a parking demand of 555 parking spaces based on HBZSO requirements. This demand will be met through a combination of on-site and off-site shared-use parking spaces during the project's construction phase and upon completion of the project, as allowed by Section 231.06 – *Joint Use Parking* of the HBZSO. The project requires parking based on the following HBZSO standard for Religious Assembly uses: 1 per 35 sq. ft. of public assembly area, or 1 per 3 fixed seats, whichever is greater.

The following tables specify the parking requirements for the **proposed** project and the existing church campus:

Table 2a – Parking Requirements – Proposed Project

Venue	Fixed Seating	Assembly Area (sq. ft.)	Required No. of Parking Spaces	Proposed No. of Parking Spaces
Worship Center	975	11,151	325	
A-Frame Chapel	352	2,400	117	
Multi-Purpose Bldg	-	3,956	113	
TOTAL:	1,327	17,507	**555***	580 (surplus: 25)

*represents peak parking demand for highest intensity use of site

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Table 2b – Parking Requirements – Existing Church Campus

Venue	Fixed Seating	Assembly Area (sq. ft.)	Required No. of Parking Spaces	Existing No. of Parking Spaces
Worship Center	975	11,151	325	
A-Frame Chapel	-	2,400	69	
Small Chapel	-	736	21	
TOTAL:	975	14,287	**415**	447 (surplus: 32)

Shared Parking

The church has entered into shared use agreements with both Smith Elementary School and Huntington Beach High School for the use of the 47 space lot and the 298 space "south lot" respectively. Each lot's location, capacity, and distance from the church property is listed in Table B:

Table B – Shared Parking Lots

Off Site Lot	**Capacity**	**Distance From Church (ft.) (measured in straight line)**
Smith Elementary School	47	220
Smith Elementary/ Dwyer Middle School	124*	
Huntington Beach High School	298 (south lot)	570
	295 north lot*	

*additional school parking – not proposed for use by FCC

Both lots will be used during the project construction phase to meet the church's parking requirements. The church plans to operate two shuttles between the church and Huntington Beach High School's south lot on Sunday mornings in order to minimize the walking distance between the lot and the church. The church plans to provide two 20-passenger commuter vans that will operate between the hours of 10:00 a.m. and 12:00 noon. The church agrees to monitor the number of cars parked at the High School's south lot on Sunday mornings during construction and the number of church attendees that use the shuttles, and adjust the shuttles' operating hours and headways accordingly.

The church proposes to continue to use the Smith Elementary School lot after the project's completion to meet a portion of its parking requirements. Table C shows how the church intends to meet its parking requirement with the use of the Smith Elementary School and HB High School lots.

Table C –Parking Supply

Parking Lot	Parking Capacity	
	Without Parking Structure	With Parking Structure
FCC Surface Parking	404	234
FCC Structure Parking	-	299
Smith Elementary School	47	47
HB High School	298	-
TOTAL:	**749**	**580**

Urban Design Guidelines Conformance:

The Huntington Beach Urban Design Guidelines do not include guidelines specific to religious assembly uses, parking structures or the PS zoning district. Notwithstanding, the project generally conforms with the objectives and standards for non-residential projects contained in the Guidelines, including the following:

- Establish attractive, inviting, imaginative and functional site arrangement of buildings and parking areas and high quality architectural and landscape design which provides for proper access, visibility an identity.
- The designer is expected to employ variations in form, building details and siting in order to create visual interest. In all cases, the selected architectural style should be employed on all building elevations.
- Buildings should be divided in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize building bulk.
- Vertical architectural elements such as towers should be used as focal points.
- Developments should incorporate plazas and courtyards into their design. Courtyards should be buffered from the street, parking areas and drive aisles.
- Decorative paving should be incorporated into the project design.
- Vertical building focal elements are encouraged. Towers, spires or domes become landmarks and serve as focal/orientation points for the community.

Environmental Status:

Staff completed an environmental assessment of the proposed project and determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of insignificance with proper design and engineering. Draft Mitigated Negative Declaration No. 06-008 (Attachment No. 5) was prepared with mitigation measures pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA). The Mitigated Negative Declaration is supported by a Phase 1 environmental site assessment, traffic, noise, geotechnical and air quality studies.

The environmental assessment identified the need for mitigation measures pertaining to hydrology/ water quality and noise. In addition, the applicant is proposing to limit the combined total capacity of the assembly areas in order to ensure no significant traffic related impacts. A condition of approval limiting the concurrent assembly capacity is included in the suggested conditions of approval (Attachment No. 1).

Draft Mitigated Negative Declaration No. 06-008 was initially made available for public review and comment for 20 days, followed by a 20-day extension of the public comment period. It was subsequently amended to reflect minor revisions to the project proposal and recirculated for an additional 20-day public review and comment period. Forty-nine comment letters were received (representing 31 properties). A response to comments has been included with the attached Draft Mitigated Negative Declaration.

Environmental Board Comments:

The Environmental Board was notified of the Draft Mitigated Negative Declaration. On June 18, 2007 the Environmental Board provided a letter (Attachment No. 5.99) recommending the following:

1. That the City encourage the project developer to utilize green building standards and materials in the demolition, construction and renovation of the building and facilities.
2. That the project developer be required to submit to the City a landscape plan that utilizes water conservation measures such as smart irrigation timers and a plant palette that includes drought tolerant and low water use plants.
3. That the project developer submit to the City a parking lot plan design that minimizes dry season surface water runoff to the storm drain system by using grass swales or other capture and infiltration techniques.
4. That the City require that the proposed covered parking structure surface drainage be plumbed to the sewer system per City and Plumbing Code standards to eliminate possible runoff pollution when the garage is cleaned.
5. That the City approve a parking structure location and design that is the least invasive to the surrounding community.

A response to the Environmental Board's comments is included with the attached Draft Mitigated Negative Declaration.

Prior to any action on Conditional Use Permit No. 06-035/ Variance No. 07-001, it is necessary for the Planning Commission to review and act on Mitigated Negative Declaration No. 06-008. Staff, in its initial study of the project, is recommending that the Mitigated Negative Declaration be approved with suggested findings and mitigation measures.

As an alternative to the staff recommendation, the Planning Commission may determine that additional mitigation measures are warranted to address specific potentially significant impacts, reject the Draft Mitigated Negative Declaration and require that additional studies be completed, or determine, on the basis of the information presented and/or new information, that the project may have a significant adverse environmental impact which can not be mitigated and require that an Environmental Impact Report (EIR) be prepared. In making its determination, the Planning Commission should state the basis of its decision for the record. For example, if additional mitigation measures are to be imposed on the project, the Planning Commission should identify the potentially significant impact which is being mitigated and ensure

that the mitigation measure is "roughly proportional" to the impacts of the project (i.e., ensure that the mitigation measure(s) actually relates to the project and would not do more than fully mitigate the impacts of the development). If an EIR will be required, the Planning Commission should reference the substantial evidence in the record that one or more significant environmental impacts may occur.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board:

The project was reviewed by the Design Review Board (DRB) on January 25, 2007 and May 10, 2007. The DRB unanimously recommended approval of the project as proposed.

Subdivision Committee: Not applicable..

Other Departments Concerns and Requirements:

The Departments of Building & Safety, Fire, Police, Planning and Public Works have reviewed the proposed project plans and identified applicable code requirements (Attachment No. 4). The Departments of Planning and Public Works are also recommending conditions of approval (Attachment No. 1). Planning Department suggested conditions ensure that the use will operate consistent with the applicant's project narrative. The Public Works Department's suggested conditions require repair of public right-of-way improvements adjacent to the project site, including damaged sidewalk, curb and gutter. The Police Department also advised that there is no record of noise or other complaints filed against the church and that the proposed parking structure does not present crime or safety concerns.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on August 16, 2007 and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), the applicant, and interested parties. As of August 21, 2007 no additional letters regarding the request have been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
August 6, 2007	Mitigated Negative Declaration: Feb. 1, 2008 (180 days) Conditional Use Permit/Variance: Within 60 days from Negative Declaration Approval

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ANALYSIS:

Land Use Compatibility

The proposed project, as modified by suggested conditions of approval and mitigation measures, is compatible with surrounding properties since the religious assembly use of the site is long-standing (the site was developed for use as a church in the mid-1950s) and, as noted above, is consistent with the applicable General Plan Land Use and Zoning designations. The project represents a minor expansion of the existing development – measured in terms of the change in intensity of the use, as reflected by the projected traffic generation increase (60 inbound peak hour trips on Sunday) and increase in parking requirements (140 spaces). This supposition considers that the aforementioned trip generation and parking demand increase corresponds to a single day of the week (Sunday) – a day which generally experiences the lowest peak hour traffic levels on surrounding streets; and that the estimated trip generation and parking demand increase at all other times would be significantly less (e.g., 13 weekday morning peak hour trips) than the Sunday peak

The proposed/ café and bookstore are intended to primarily serve members of the church and are not expected to attract significant numbers of persons to the site that are not already on site for other purposes. Moreover, while the assertion has been made that the proposed project is incompatible with residential uses which exist in proximity, the site is also in close proximity to other institutional uses such as Huntington Beach High School, the adjacent Smith Elementary School and the Civic Center (which also include cafeterias). All of the aforementioned uses are also adjacent to residential uses. In fact, a review of the General Plan Land Use map indicates that nearly every Public and Commercial district in the City is adjacent to a residential district and many of these sites are developed with uses which are considerably more intense than the proposed use, including Home Depot, Wal-Mart, Target and numerous other commercial centers. All of the aforementioned sites include businesses which are open later than the hours proposed for the café/bookstore (9:00 p.m.) and are contiguous to more than a dozen single-family homes; whereas the subject property is contiguous to only two residential properties and is otherwise separated and buffered from residences by public streets. Finally, it should be noted that the General Plan encourages religious assembly uses and pre-schools/daycare in residential neighborhoods.

Traffic

A Trip Generation Study (Kimley Horn, March 2007) was prepared for the proposed project which applied weekday and weekend peak trip generation rates. The study concluded that the proposed project would generate a less than significant increase in traffic, provided that concurrent assembly capacity is limited to 1,655 persons, as proposed by the applicant. This could be achieved by reducing the seating capacity in the proposed Multi-Purpose Building during concurrent use of the three assembly buildings, since fixed seating is not proposed for the Multi-Purpose Building. The Trip Generation Study was peer reviewed by the Public Works Department's Traffic Division, which supports the conclusions in the study and determined, accordingly, that no further traffic impact analysis is warranted.

A condition of approval limiting the concurrent assembly capacity in accordance with the Trip Generation Study is included in staff's suggested conditions of approval, along with a condition of approval which would require the applicant to submit a floor plan which depicts the proposed/modified seating configuration in the Multi-Purpose Room during concurrent use of the three assembly areas, in order to demonstrate how the 1,655 capacity limit will achieved. The plan would by used by the City as necessary to enforce

the occupancy limit, in the same manner as the occupancy limits of all assembly buildings in the City are enforced.

The Trip Generation Study acknowledged that the proposed project includes a café and resource center (i.e., bookstore), but did not identify these uses as contributing to a potentially significant traffic impact. It should also be noted that the trip generation study did not find that the project would generate a significant traffic impact without the suggested limit on the concurrent assembly capacity. More accurately, the capacity limit ensures no significant traffic impact and avoids the need for further traffic impact analysis to determine whether or not the project would otherwise generate a potentially significant traffic impact.

Noise

An exterior noise analysis of the proposed project was prepared by an independent consulting firm (Kimley-Horn, April 2007). The study identifies all noise sources deemed to be potentially significant based on the noise standards established by Municipal Code Section 8.40. Section 8.40 establishes noise standards with the intent to protect the public health, safety and welfare, and includes distinct standards for projects which are in or adjacent to residential zones. Because these standards represent acceptable community noise levels, they also serve as thresholds of significance for purposes of noise impact analysis in the City of Huntington Beach.

The noise study considered that the proposed project includes church services, weddings, preschool and children's play areas, informal outdoor gathering areas, a café and bookstore, and a parking structure. The study also addresses traffic and construction related noise generated by the project, and concluded that no significant noise impacts will result with incorporation of the suggested mitigation measure, which requires construction of a seven-ft. tall block wall along the southerly side of the proposed children's play areas located near the southerly property line. The mitigation measure is warranted due the proximity of two residential properties located to the south of the project site; the only residential properties which are contiguous to church.

The noise study also concluded that:

- The parking structure, as designed with a solid wall with no openings on the southeast side, will not result in significant noise impacts to adjacent properties.
- The informal outdoor gathering areas do not represent significant noise sources.
- Compliance with all provisions of the City's Municipal Code (Section 8.40.090(d)) will ensure no negative noise impacts associated with construction of the project.

As indicated above, the church has stated that there will be no outdoor sound system(s) of any kind. Staff is recommending a condition of approval which would prohibit this.

Project Design and Architecture

The proposed project features contemporary architectural design, bright exterior colors and a variety of forms, wall planes, roof lines, offsets, exterior finish materials and decorative architectural elements. The proposed architectural design provides visual interest, minimizes massing and is in accordance with community standards as determined by the Design Review Board. Proposed and existing to remain buildings are functionally arranged around a central courtyard featuring decorative paving treatments. The City's Urban Design Guidelines encourage the incorporation of court yards, plazas and public or semi-public open space areas in development projects.

Two of the project's five buildings are existing to remain. The Urban Design Guidelines encourage preservation and incorporation of structures which are distinctive because of their age, cultural significance or unique architectural style into project development proposals. The proposed 96 ft. tall steeple and cross will provide a vertical focal point for the project site, as encouraged by the Urban Design Guidelines.

All the proposed buildings are limited to two stories and are significantly lower than the 50 ft. height limit applicable in the zone. It should be emphasized that the proposed heights, as noted in the table above, may somewhat exaggerate what would be the true perception of building height, since all of the buildings feature a variety of rooflines and include tower elements, pitched roofs and other features which are taller than the average or predominant height of the various building rooflines. It should also be noted, for comparative purposes, that many of the homes in proximity to the church, (south of Palm Ave., east of Lake St.) are as tall as 35 feet, and that the Civic Center, located three blocks north, features a true five-story building.

The proposed parking structure, although not an ideal component of the project, is necessary however to accommodate the proposed expansion and is designed to minimize its visual impacts. The predominant height of the parking structure is 28 feet, including a four-ft. tall hanging garden. The structure also includes an architectural tower, with a height of 38 ft. measured to the peak of the pitched roof, and a small, 30 ft. tall elevator tower. The tower feature, along with the hanging garden are intended to break up the massing of the building and improve its overall appearance, and were features encouraged by the Design Review Board following its initial review of the project. Although the structure provides three levels of parking, it is in essence a two-story structure with roof-top parking. That is, the structure is not a true three-story building in that it does not have third-story walls, a third-story roof or the associated massing and building height.

The parking structure will be set back a considerable distance (56 ft.) from the two adjoining residential properties to the east. This setback area will be landscaped and lined with trees. Ten-ft. wide tree-lined landscaped setbacks will also be provided along the north, south and west sides of the parking structure, in order to partially screen and soften its appearance. The structure will also screen views of parked cars and will displace an existing surface-level open parking lot devoid of trees, landscaping or decorative paving.

The Police Department has advised that the parking structure does not present concerns related to crime or safety. Moreover, the applicant is proposing to install roll-up gates at each entrance to the parking structure in order to secure it when not in use by the church. Staff is recommending that this (securing the structure when not in use) be made a condition of approval.

Joint Use Parking and Variance

Staff supports the proposed Joint Use Parking and believes that the proposal represents an efficient use of land and will be an effective means of meeting, in part, the project's parking requirements. The project is particularly suited to the joint use parking proposal because the off-site parking will be needed only to meet the church's peak use requirements, which represents only a single and partial day of the week, and because the Smith School and HB High School lots will be concurrently under utilized. The applicant's proposal to provide shuttle service between the high school parking lot and the church will help to mitigate the distance between the two sites. Consequently, staff supports the variance request, with consideration that the HB High School parking lot will be needed only during the construction phase. The HBZSO requires that a Joint Use Parking Agreement between the subject properties be executed, submitted for

review and approval by the City and recorded with the County Recorder. This requirement is identified in the Code Requirements list (Attachment No. 4)

SUMMARY:

Staff is recommending approval of the project based on the suggested findings and subject to the suggested conditions of approval. The proposed project furthers General Plan goals, objectives, and policies which encourage the modernization and expansion of uses that support the needs of Huntington Beach residents. In addition, the project complies with all applicable zoning regulations, with the exception of the requested variance. Divergent hours of operation between the church and the adjacent schools provides for joint use parking as a means to meet, in part, the project's parking requirements. The proposed use of shuttles between the project site and the off-site parking lot mitigate the distance between the two properties and support approval of the requested variance. Proposed buildings feature a contemporary design and architectural features which minimizes the visual bulk and mass of the buildings and provides for compatibility with surrounding land uses. Finally, the project (with mitigation) will have no significant adverse environmental impacts.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – Mitigated Negative Declaration No. 06-008/ Conditional Use Permit No. 06-035/ Variance No. 07-001

3. Project Narrative received and dated July 10, 2007
4. Code Requirements Letter dated August 6, 2007 (for informational purposes only)

6. Trip Generation Study (Kimley-Horn and Associates, Inc) dated March 7, 2007
7. Exterior Noise Analysis Report ((Kimley-Horn and Associates, Inc) revised May 1, 2007
8. Air Quality Analysis (Environmental Audit, Inc.) dated March 19, 2007
9. Geotechnical Engineering Report (KFM Geoscience) dated January 24, 2007

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ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

MITIGATED NEGATIVE DECLARATION NO. 06-008/ CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001

SUGGESTED FINDINGS FOR APPROVAL - MITIGATED NEGATIVE DECLARATION NO. 06-008:

1. Mitigated Negative Declaration No. 07-001 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of over twenty (20) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Mitigated Negative Declaration and Conditional Use Permit No. 06-035/ Variance No. 07-001.

2. Mitigation measures, incorporated into the conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.

3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the conditions of approval for Conditional Use Permit No. 06-035/ Variance No. 07-001, will have a significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 06-035:

1. Conditional Use Permit No. 06-035 to permit the expansion and remodel of an existing church complex, including a multi-level parking structure, 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. A mitigated negative declaration was prepared which analyzed the project's potential to generate detrimental impacts on surrounding properties. The study concluded that mitigation measures, incorporated into the conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. The Mitigated Negative Declaration is supported by a Phase 1 environmental site assessment, traffic, noise, geotechnical and air quality studies. The project will provide adequate parking, in accordance with applicable code requirements, on-site and via the use of joint use parking off-site.

2. Conditional Use Permit No. 06-035 will be compatible with surrounding uses because it provides for the continuation, modernization and expansion of an existing, long-standing (the site was developed for use as a church in the mid-1950s) community serving use which is consistent with the applicable General Plan Land Use and Zoning designations. Proposed buildings feature a contemporary design and architectural features which minimize the visual bulk and mass of the buildings and provides for compatibility with surrounding land uses. All of the proposed buildings comply with the applicable height limit in the zone and provide adequate setbacks from adjacent residential properties. The proposed parking structure will be partially screened with trees on all sides. The project was recommended for approval by the Design Review Board.

3. Conditional Use Permit No. 06-035 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance, including the Public-Semipublic zone permitted uses, minimum parking requirements, with the exception of the requested variance to the Joint Use Parking requirements, maximum building height, maximum floor area ratio and minimum building setbacks.

4. The granting of Conditional Use Permit No. 06-035 will not adversely affect the General Plan. It is consistent with the Land Use Element designation of P(RL) (Public – Residential Low Density Underlying Designation) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

   Land Use Element

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

   Objective LU 13.1: Provide for the continuation of existing and development of new uses, such as governmental administrative, public safety, human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.

   Policy LU 13.1.1: Allow for the continuation of existing public and private institutional, cultural, educational and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

   Policy LU13.1.2: Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval.

   Public Facilities and Public Services Element

   Policy PF 4.3.2: Investigate the feasibility of permitting and/or providing child or elderly day care services at public and private institutional facilities, such as churches, temples, other religious buildings, hospitals and schools.

Conditional Use Permit No. 06-035 provides for the continuation and expansion of existing religious, educational and pre-school services which support the needs of the surrounding community. The proposed joint use parking and associated variance ensure that adequate parking is provided to serve the proposed use.

SUGGESTED FINDINGS FOR APPROVAL - VARIANCE NO. 07-001:

1. The granting of Variance No. 07-001 to allow joint use parking (298 spaces) located at a distance in excess of 250 ft. from the project site will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. Properties which are being redeveloped in the City of Huntington Beach are typically allowed to continue to operate with reduced parking availability during construction with approval of a parking management plan or other mechanism to ensure adequate parking is provided and adverse impacts to surrounding properties are minimized. The applicant is proposing shuttle service between the joint use parking lot

and the subject property as its mechanism to ensure no detrimental impacts will result from the distance between the two properties. Other examples of similar privileges enjoyed by other properties include commercial centers which are permitted to operate with reduced parking for limited periods of time while a portion of the available parking is displaced by Christmas tree displays or parking lot sales, and other churches which are permitted to operate with reduced parking on site during festivals which encumber parking areas.

2. Because of special circumstances applicable to the subject property, including its location and 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 special circumstances applicable to the subject property includes its location in proximity to a use (Huntington Beach High School) which underutilizes its on-site parking coincident with the peak parking demands of the subject property. Without the granting of the variance, the subject property would be required to provide parking on-site which generally (excepting a single day each week) exceeds its parking demand, and would thereby be deprived of the privilege to provide parking at a rate which corresponds to its typical parking demand and the privilege to continue to operate until such time as construction of required on-site parking can be completed.

3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. The requested variance is necessary to allow the church to meet its parking requirements and continue to operate during its construction phase.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification. The church will provide shuttle service between the joint use parking lot and the project site in order to mitigate the distance between the two properties and support the use of the joint use parking.

5. The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of P(RL) (Public – Residential Low Density Underlying Designation) on the subject property, including the following objectives and policies:

   Land Use Element

   Objective LU 8.1: Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected sub areas in order to improve their character and identity.

   Policy LU 9.4.3: Encourage the development and public use of City/School District joint use facilities where City parks and school facilities adjoin on another in order to maximize the use of property, minimize the cost of development and enhance the recreational and educational opportunities for the community.

   Circulation Element

   Goal CE 5: Provide sufficient, well designed and convenient on and off street parking facilities throughout the City.

MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS:

1. The project shall provide: (1) on-site attenuation of increased storm water flow and/or (2) construction of upsized storm drain facilities in Main Street per the City adopted 2005 Drainage Master Plan.
2. A 7-ft. tall noise barrier (masonry wall) shall be constructed along the southerly side of the children's play areas.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT 06-035/ VARIANCE NO. 07-001:

1. The project plans received and dated June 28, 2007 shall be the conceptually approved design with the following modifications.
   a. The driveway entrances shall have textured and colored pavement (behind sidewalk on private property) for a minimum depth of 20 feet.
   b. All freestanding low walls, planter walls, handrails, benches and other similar improvements within the hardscape and courtyard areas shall be designed to deter skateboarding.
   c. The outdoor dining area shall not exceed 400 sq. ft. and shall be depicted on the site plan.
2. 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/index.cfm?fuseaction=guidelines).
3. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
4. New structure(s) cannot be occupied and the final building permit(s) cannot be approved until an "as-built" photometric study has been submitted to the Planning Department demonstrating that all on-site lighting has been designed, installed and shielded so as to not produce glare or adverse impacts on adjacent properties, consistent with conceptual photometric study referenced in Mitigated Negative Declaration No. 06-008.
5. The use shall comply with the following:
   a. Only the uses described in the project narrative received and dated July 10, 2007 shall be permitted.
   b. Hours of operation for the various uses shall be consistent with the project narrative received and dated July 10, 2007.
   c. Concurrent attendance/ seating capacity for church services shall not exceed 1,655 persons at any time. The church shall submit floor plans to the Planning Department which depicts the pro-

posed/modified seating configuration during concurrent use of the three assembly buildings and demonstrates how the 1,655 capacity limit will achieved.

d. The Youth Breakout room and Mezzanine in the Multi-Purpose Building shall not be occupied when church services are occurring concurrently in the Worship Center, Chapel and Multi-Purpose Room.

e. Outdoor sound system(s) of any kind shall be prohibited at all times.

f. Church services, weddings, funerals, festivals, fairs, and other similar activities shall be prohibited outdoors unless approved via a Temporary Use Permit or Conditional Use Permit at a noticed public hearing.

g. Use of parking areas, including the parking garage, for uses other than parking shall be prohibited at all times unless otherwise approved via a Temporary Activity Permit or Temporary Use Permit.

h. Joint Use Parking at Huntington Beach High School (HBHS) shall terminate within 30 months of commencement of construction. In the event that the required on-site parking structure is not completed and available for parking at the time the Joint Use Parking is terminated, church services shall be suspended and/or restricted based upon the availability of parking on-site and at Smith School, pursuant to applicable HBZSO parking standards. Upon (or prior to) termination of Joint Use Parking at HBHS, the church shall submit to the Planning Department for review and approval a parking area plan and an amended schedule for church services that demonstrates compliance with applicable parking requirements. Following termination of Joint Use Parking at HBHS, all church services shall be suspended until such time as the Planning Department has approved a plan and schedule demonstrating compliance with applicable parking requirements. At any time, the church may also file an Entitlement Plan Amendment application to the Planning Commission to request approval for Joint Use Parking at HBHS beyond the initial 30 month period.

i. The parking structure shall be secured when not in use by the church.

j. The church shall provide shuttle service between the joint use parking lot at Huntington Beach High School and the church property before and after church services on Sundays. The frequency of the shuttles shall be adjusted as necessary to accommodate the demand.

k. The church shall regularly encourage church members and parents of children attending pre-school to utilize on-site and authorized joint use parking lots and shall discourage on-street parking.

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.

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HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT

SUGGESTED CONDITIONS OF APPROVAL

DATE:	**AUGUST 7, 2007**
PROJECT NAME:	**FIRST CHRISTIAN CHURCH**
ENTITLEMENTS:	**CUP 06-35 / EPA 06-03 / DRB 06-25** **PLANNING APPLICATION NO. 2006-0150**
DATE OF PLANS:	**JUNE 28, 2007**
PROJECT LOCATION:	**1207 MAIN STREET, HUNTINGTON BEACH**
PLANNER	**RON SANTOS, ASSOCIATE PLANNER**
TELEPHONE/E-MAIL:	**714-536-5561 / RSANTOS@SURFCITY-HB.ORG**
PLAN REVIEWER:	**STEVE BOGART, SENIOR CIVIL ENGINEER** *SB*
TELEPHONE/E-MAIL:	**714-374-1692 / SBOGART@SURFCITY-HB.ORG**
PROJECT DESCRIPTION:	**TO PERMIT CONSTRUCTION OF NEW BUILDINGS IN CONJUCTION WITH AN EXISTING CHURCH. THE PROJECT INCLUDES A NEW PARKING STRUCTURE, EXPANSION/ RENOVATION OF EXISTING CHURCH BUILDINGS, DEMOLITION OF EXISTING CHURCH BUILDINGS, AND REMOVAL OF EXISTING MODULAR BLDGS AND A REQUEST FOR JOINT USE PARKING PURSUANT TO HBZSO 231.06.**

The site plan received and dated June 28, 2007 shall be the conditionally approved layout except for:

1. The following improvements shall be shown on the Precise Grading Plan for the project:
   a. Existing curb and damaged sidewalk along the Main Street frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
   b. Damaged existing sidewalk along the Loma Avenue frontage (approximately 141 feet from the curb return at Main Street) shall be removed and replaced per Public Works Standard Plan No. 207. (ZSO 230.84)
   c. Damaged existing sidewalk along the 17th Street frontage shall be removed and replaced per Public Works Standard Plan No. 207. (ZSO 230.84)
   d. Damaged curb and gutter along the Adams Avenue frontage shall be removed and replaced per Public Works sidewalk along the Adams Avenue frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 230.84)
   e. The existing 5-foot sidewalk (approximately 220 feet) and non-ADA compliant sidewalk sections along the Adams Avenue frontage shall be removed and replaced per Public Works Standard Plan No. 207. (ZSO 230.84)

ATTACHMENT NO. 1.6

f. The existing driveway approaches on Adams Avenue shall be removed and replaced with an ADA compliant driveway approaches per City Standard Plan No. 211. (ZSO 230.84)

g. Any other existing obstructions (i.e. stepping stones, shrubs, backflow devices, etc.) in the public right-of-way shall be removed from the parkway areas along the property frontages.

ATTACHMENT NO. 17

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First Christian Church of Huntington Beach
Conditional Use Permit Application – Revised Project Narrative
Revised – July 10, 2007

Existing Conditions

First Christian Church, Huntington Beach (FCCHB) is located at 1207 Main Street. It occupies a 7.5 acres campus consisting of seven (7) existing buildings and 431 on-site parking spaces.

The proposed master plan of improvements consists of the following:

1. Demolition of four existing buildings (Church School, Children's Ministry, Youth Ministry, and Small Chapel), and the Large Chapel's existing restroom facilities.
2. Removal of the existing modular structures currently used for adult Sunday School classes.
3. Construction of three new buildings (Children's Building, Multipurpose Building, Administrative/Café Building)
4. Renovation of existing A-Framed Chapel
5. Renovation and expansion of the worship center's nursery and bathroom facilities
6. Landscape/Hardscape Improvements designed to create high quality outdoor gathering places, improve pedestrian circulation, and make the church campus more functional and welcoming to church members and visitors alike.
7. Re striping of existing parking lot in order to increase its capacity and improve circulation.
8. Construction of a multi-level parking structure.

Proposed Use

Table A describes the new buildings and modifications of existing buildings contained within the Master Plan scope. Attachment A shows how the church's existing activities will be housed within the new and existing buildings upon the project's completion.

Table A
First Christian Church, Huntington Beach - Master Plan Scope

Building	Status	Size (sf)	Planned Use/Improvement
A Worship Center	Existing	25,500	No change to existing seating capacity. The worship center will not be modified as part of this project scope.
B Children's Building	Planned	17,411	Children's Sunday School (preschool – 6th grade), and midweek preschool.
C Multi-Purpose	Planned	10,268	Flexible meeting space for Jr. High and High School groups and other large groups/ functions.
D Chapel	Existing	5,717	Remodel existing A-Framed structure into a traditional chapel suitable for classic worship services, weddings and funerals.

ATTACHMENT NO. 3.1

E	Administrative, Café	Planned	13,621	Church administrative offices, café, kitchen, church resource center.
F	Nursery Expansion	Planned	4,252*	Expanded existing nursery and restroom facilities in the worship center. Improvements include a combination of new construction and remodeling of existing facilities.
G	Parking Structure	Planned	299 spaces (Estimated)	Above ground parking structure to accommodate peak parking requirements for concurrent worship services in existing worship center and replacement venues.

***Note:** Nursery Expansion square footage includes 1,027 sf of new construction and remodel of 3,180 sf of existing nursery and restroom space in the Worship Center.

The project will include a series of outdoor public space and landscaping improvements in addition to the items listed in Table A. The completed campus will include a new pedestrian walkway, or "Village Gateway" from Main Street where the existing Small Chapel is located. A Chapel Garden will be located at the site of the existing Classroom Building and allow for direct pedestrian access into the campus from 14th Street. A new "Tidal Court" will serve as the main gathering area for before and after church functions and will be open to the public. The court will be located between the existing Worship Center, Multipurpose Building, A-Frame Chapel, and Administration/Café Building. The court will include chairs and tables to support the café and hardscape improvements suitable for informal gatherings. The "Wave Walk" will serve as the main pedestrian connection between the church's parking lot and the new and existing buildings. These outdoor areas will be enhanced by the use of decorative paving, landscaping (including native drought-tolerant plant materials), and signage.

The church will not hold regularly scheduled outdoor gatherings on its campus, nor will the Tidal Court function as an amphitheater. Additionally, the church will not have outdoor amplified music.

Project Sequencing

The construction of the new buildings is scheduled to begin in fall 2007. The construction is anticipated to last between 18 to 24 months. The project will be built in the following sequence:

1. Remove existing modular buildings
2. Construct new Children's Building
3. Demolish existing Church School Building
4. Construct new Multipurpose Building and Nursery Expansion
5. Demolish existing Youth Building and Small Chapel
6. Renovation of A-Frame Chapel
7. Construct new Administration/Café Building
8. Construct Parking Structure

Parking

The church's parking demand is based on the assumption that it will stage three concurrent worship services in separate venues (Existing Worship Center, Renovated A-frame Chapel, and Multipurpose/Overdrive Building) upon the project's completion. The concurrent services will generate a parking demand of 555 parking spaces as per city code. This demand will be met through a combination of on-site and shared use spaces during the project construction phase and upon project completion as allowed by the City of Huntington Beach Zoning Ordinance 231.06.

Shared Parking

The church has entered into shared use agreements with both Smith Elementary School and Huntington Beach High School for the use of their respective parking lots. Each lot's location, capacity, and distance from the church are listed in Table B and shown in Attachment B.

Table B
Shared Parking Lots

Off Site Lot	Capacity	Distance from Church (Feet)
Smith Elementary School	47	220
Huntington Beach High School	298	570

Both off-site lots will be used during the project construction phase to meet the church's required parking capacity. A Variance Request has been filed with the city for the use of the Huntington Beach High School lot since it exceeds the city's 250 foot requirements for shared use parking. The church will operate shuttles between the High School lot and its campus in order to mitigate the distance between the two. The church is intends to continue to use the Smith Elementary School lot after the project's completion to meet a portion of its parking demand.

Table C shows how the church intends to meet its parking requirement both before and after the completion of the parking structure. The parking structure will be located on a portion of the church's existing surface parking lot. The number of surface parking spaces will decrease as a result of the structure.

Table C
Final Parking Supply

Parking Lot	Parking Capacity	
	Without Parking Structure	With Parking Structure
FCCHB Surface Parking	404	234
FCCHB Structured Parking		299
Smith Elementary School	47	47
Huntington Beach High School	298	
Total	**749**	**580**

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ATTACHMENT NO. 3.3

The peak parking period for the church and the two school lots are compatible in that the lots are not in use during Sunday mornings. As a result, the joint use of the lots by the church and the schools will not result in any operational conflicts. Evidence of the agreements will be files with the appropriate city and county offices as required by the Huntington Beach Zoning Ordinance 231.06.0.

The parking structure's design will meet all requirements dealing with height, setbacks, and screening of parked cars. The parking structure's perimeter will be landscaped to screen the structure from adjacent streets and neighboring land uses. It will be secured when not in use to prevent unauthorized use or activities.

Trip Generation

A trip generation analysis prepared for this project estimates that the new facilities will generate a total of 283 new trips on Sundays of which 60 inbound and 55 outbound trips will take place during the Sunday morning peak hour. This estimate was developed for the project using the Institute of Traffic Engineers (ITE) Trip Generation Manual (7th Edition) and was based on a total Sunday attendance of 1,655. This number is less that the total occupancy for the three venues in which concurrent worship services will take place on Sunday mornings (existing Worship Center, Renovated A-Frame Chapel, and Multipurpose Building). The church agreed to reduce its maximum Sunday attendance in order to achieve a reduced number of automobile trips during the Sunday peak period. The reduced attendance figures agreed upon by the church are listed in Attachment C.

Hours of Operation

FCCHB holds three weekly worship services (Saturday 6:00 pm, and Sunday 9:00 and 10:30 am) and operates a 200-student preschool during the week. The church has an average weekly attendance (three services) of 2,300, and has 25 fulltime employees. The church's administrative office hours are 8:30 am to 5:00 pm, Monday through Friday, and the preschool meets from 9:00 am to 2:00 pm, Monday through Friday (September through June). The church plans to operate the new café/book store between the hours of 7:00 am to 9:00 pm Monday to Saturday, and from 8:00 am to 7:00 pm on Sundays. Weddings and related activities, along with other special events held at the church will end by 10:00 pm.

A more detailed list of weekly church activities is contained in Attachment D.

Special events like weddings and funerals will typically take place in the renovated chapel. As many as one wedding per week and one funeral per month may take place in this venue. Both weddings and funerals may take place on any day of the week with the exception of Sundays. Most weddings will be scheduled for Saturdays. Any wedding and funeral with projected attendances in excess of 350 people will take place in the Worship Center, although these events are uncommon and may occur on a sporadic basis.

Reasons for Initiating Application

The church's existing Youth, Classroom, and Small Chapel are both functionally and economically obsolete. They do not meet the church's current or future ministry needs, and the cost of retrofitting these buildings is approximately the same as constructing new ones in order for them to meet current building codes. The project will upgrade the quality of the church's meeting, kitchen, and resource facilities; consolidate the office space for the church's administration; and improve the campus' overall aesthetic in order to make it a more inviting and community-serving facility.

Neighboring Land Uses

FCCHB is located within a portion of the City of Huntington Beach dominated by residential land uses. Single family homes are located across 17th Street, Adams Avenue, Main Street, and Loma Avenue. Worthy Park is located directly north of the intersection of Adams Avenue and 17th Street from the project site. Agness L. Smith Elementary School, and a private home is located adjacent to and south of the project site.

Population Served

HBCC is the largest Protestant church within the city of Huntington Beach. It has a full compliment of adult, youth, and children ministry programs along with operating an accredited preschool program. The church's attendees reside within Huntington Beach and neighboring cities of Fountain Valley, Westminster, Costa Mesa, and Seal Beach.

Hazardous Waste and Substance

A Phase I Environmental Assessment Report prepared on behalf of HBCC found the site to be free of any hazardous waste or substance. The report's executive summary is attached hereto.

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ATTACHMENT NO. 3.5

Attachment A

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First Christian Church Huntington Beach
Event LocationComparison
March 15, 2007

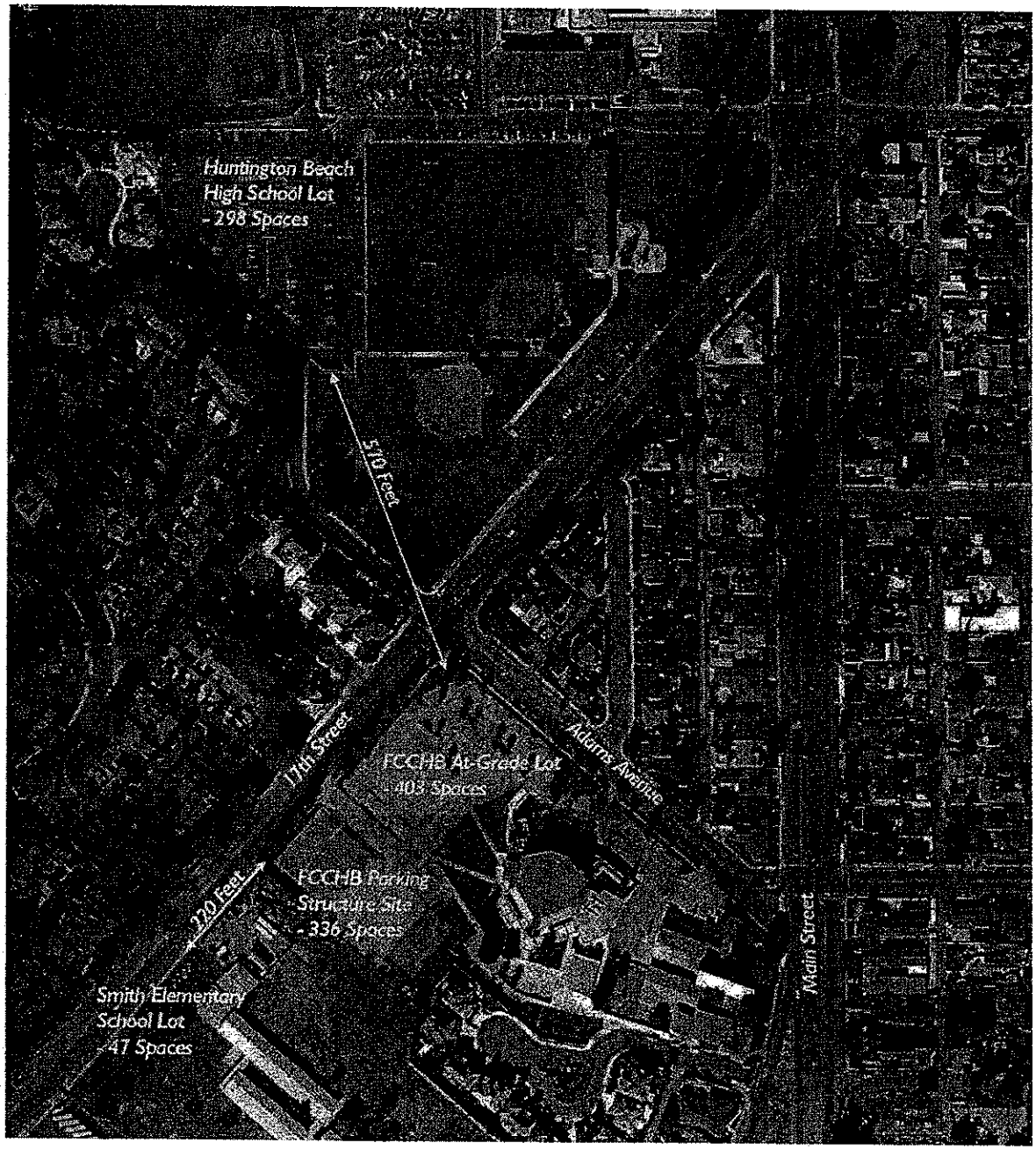
	Event Location								
	Existing				Future				
Activity	Building	# of Rooms	Capacity	Net Room Size (SF)	Building	# of Rooms	Capacity	Net Room Size (SF)	Notes
Worship									
Traditional	Worship Center - Auditorium	1	975	11,151	Worship Center - Auditorium	1	975	11,151	Worship Center auditorium capacity is based on fixed seats. Net SF is based on auditorium assembly area.
Overdrive (Contemporary)	A-Frame Chapel	1	415	2,400	Multipurpose	1	438	2,890	Existing A-Frame capacity is based on posted signage in room. Net SF is based on assembly area.
Classic	Small Chapel	1	80	1,700	A-Frame Chapel - Renovated	1	350	2,400	Renovated A-Frame Chapel's seating capacity is based on fixed seats (Pews).
Children's Ministry									
Classrooms	Children's - Existing	10	120	2,400	Children's - New	10	120	2,400	
Large Group Rooms									
Light House (3-5 year olds)	Children's - Existing	1	120	120	Children's - New	1	80	800	
Tree House (K-1 grades)	Children's - Existing	1	35	700	Children's - New	1	100	2,302	
Beach House (2-3 grades)					Children's - New	1	100	1,955	
TEK House (4-5 grades)	Youth Building	1	275	3,850	Children's - New	1	100	1,611	
Jr High Sunday School	Modular Building	1	49	1,500	Multipurpose	1	95	1,413	
High School Group	A-Frame Chapel	1			Multipurpose	1		3,956	
Adult Sunday School	Worship Center - Lower Meeting Room	1	547		Worship Center - Lower Meeting Room		547		Capacity based on posted signage in room
Church Administrative Offices	Worship Center/Existing Children's Building	17			Administration Building	37	37	3,890	
	Existing Children's Building	4							
Pre School									
Classrooms	Children's Building - Existing	10	120	2,400	Children's Building - New	10	120	2,400	
Offices	Children's Building - Existing	2	2	240	Children's Building - New	2	2	240	

ATTACHMENT NO. 3.6

Attachment B

VISIONEERING studios

First Christian Church of Huntington Beach
Off-Site Parking Lot Locations
March 15, 2007



ATTACHMENT NO. 3.1

Attachment C

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First Christian Church Huntington Beach

Worship Service Venue Occupancies

March 15, 2007

	Existing		Future			
			Maximum		Reduced*	
Worhship Service	*Venue*	*Occupancy*	*Venue*	*Occupancy*	*Venue*	*Occupancy*
Traditional	Worship Center	975	Worship Center	975	Worship Center	975
Overdrive	A-Frame Chapel	415	Multipurpose	438	Multipurpose	400
Classic	Small Chapel	80	A-Frame Chapel	350	A-Frame Chapel	280
	TOTAL	*1470*		*1763*		*1655*

Note:

** The total reduced occupancy is based on the existing number of Worship Center fixed seats and reduced Sunday morning peak period occupancies for both the future Multipurpose Building and renovated A-Frame Chapel. Reduced occupancies for the Multipurpose Building and Renovated Chapel are flexible provided that the total Reduced Occupancy does not exceed the 1655 limit.*

Attachment D

VISIONEERING studios

First Christian Church, Huntington Beach
List of Weekly Events*
Revised - June 19, 2007

Event/Activity	Location		Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday	
	Existing	Future	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance
Worship Services																
Traditional	Worship Center	Worship Center	9:00 am - 10:00 am	600											6:00 pm - 7:00 pm	270
			10:30 am - 11:30 am	710												
Overdrive (Contemporary)	A-Frame Chapel	Multipurpose Building	9:00 am - 10:00 am	61												
			10:30 am - 11:30 am	112												
Classic	Small Chapel	A-Frame Chapel	9:00 am - 10:00 am	28												
			10:30 am - 11:30 am	22												
Sunday School - Adults**	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)	9:00 am - 10:00 am													
			10:30 am - 11:30 am													
Sunday School - Children (K-5)	Existing Childrens and Youth Bui	New Children's Building	9:00 am - 10:00 am	123											6:00 pm - 7:00 pm	28
			10:30 am - 11:30 am	192												
Small Groups - Men	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)			6:00 am - 7:30 am	10	7:00 pm - 9:00 pm	10								
Small Groups - Women	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)					9:00 am - 11:30 am	80	9:00 am - 11:30 am	80	9:00 am - 11:30 am	100				
	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)					7:00 pm - 9:00 pm	100								
Small Groups - Adults	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)							10:00 am - 11:30 an	10					9:00 am - 11:00 am	10
Team Meetings	Worship Center (Meeting Hall)	Worship Center (Meeting Hall)			7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20						
Children's Ministries	Existing Children's Building	New Children's Building					7:00 pm - 8:30 pm	20			7:00 pm - 8:30 pm	40				
Jr. High Group	Youth Building	Multipurpose Building	9:00 am - 10:00 am	31							7:00 pm - 8:30 pm	60				
			10:30 am - 11:30 am	37												
High School Group	A-Frame Chapel	Multipurpose Building							7:00 pm - 8:30 pm	60						
Music Ministry - Rehearsal	Worship Center	Worship Center									7:15 pm - 8:30 pm	40				
Pre-School***	Existing Children's Building	New Children's Building			9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125		
Church Administrative Offices	Worship Center	Administration Building			8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25		
Special Events ****																
Funerals	Worship Center	A-Frame Chapel				350		350		350		350		350		350
Weddings	Worship Center	A-Frame Chapel				350		350		350		350		350		350
Total Daily Attendance				1916		880		1080		1020		1090		850		1008

Notes:

* Events schedule reflects a typical week during the months of September through June when the preschool is in session. The church's weekly average combined attendance for its three worship services is 2,300

** Attendance for Adult Sunday School is included in Worship Center attendance

*** The pre school has a total enrolment of 200 students, but not all students attend class every day. Attendance number reflects average daily attendance including 15 staff members

**** Women's Tuesday Evening Meetings are held on a monthly basis.

***** Special Events are not regularly scheduled events. They may take place any day of the week except Sundays. Activities associated with special events will conclude by 10:00 pm. Attendance figures listed on this table are for planning purposes only and do not reflect actual attendance figure

ATTACHMENT NO. 3.9

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City of Huntington Beach

2000 MAIN STREET CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540

August 6, 2007

Art Cueto
Visioneering Studios
5 Peters Canyon Road
Irvine, CA 92606

SUBJECT: CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001/ MITIGATED NEGATIVE DECLARATION NO. 06-008 (FIRST CHRISTIAN CHURCH REMODEL/ EXPANSION)

1207 MAIN STREET, HUNTINGTON BEACH

Dear Mr. Cueto:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance (HBSO) and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within 10 calendar days of the project approval pursuant to the HBZSO Sec. 248.24. The appeal fee is $494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-536-5561 or at rsantos@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,

RON SANTOS
Associate Planner

Enclosure

D2 . 77

cc: First Christian Church, 1207 Main Street, Huntington Beach
Gerald Caraig, Building & Safety Dept. – 714-374-1575 (e-mail)
Lee Caldwell, Fire Dept. – 714-536-5564 (e-mail)
Herb Fauland, Principal Planner (e-mail)
Steve Bogart, Public Works – 714-536-5580 (e-mail)

(g:forms\planning\Code Requirements Letter - rev)

ATTACHMENT NO. 4-1

CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	AUGUST 6, 2007
PROJECT NAME:	FIRST CHRISTIAN CHURCH REMODEL/ EXPANSION
ENTITLEMENTS:	CONDITIONAL USE PERMIT NO. 06-035/ VARIANCE NO. 07-001/ MITIGATED NEGATIVE DECLARATION NO. 06-008
PROJECT LOCATION:	1207 MAIN STREET, HUNTINGTON BEACH
PLAN REVIEWER:	RON SANTOS, ASSOCIATE PLANNER
TELEPHONE/ E-MAIL:	(714) 536-5561/ rsantos@surfcity-hb.org
PROJECT DESCRIPTION:	RECONSTRUCTION AND EXPANSION OF AN EXISTING CHURCH COMPLEX, INCLUDING A NEW MULTI-LEVEL PARKING STRUCTURE.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated June 28, 2007. 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.

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:

   a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.

   b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. 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 prohibited in the front yard setback and shall be screened from view.

   c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of15 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).

   d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.

   e. 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

ATTACHMENT NO. 4.2

during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. (HBZSO 231.18(C))

f. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking.*

2. Prior to issuance of demolition permits, the following shall be completed:

   a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies.

   b. Pursuant to the requirements of the SCAQMD, an asbestos survey shall be completed.

   c. The City of Huntington Beach shall receive written verification from the SCAQMD that the Notification procedures have been completed.

   d. All asbestos shall be removed from all buildings prior to demolition of any portion of any building.

   e. All facets of the project related to historic preservation shall be reviewed and approved by the City of Huntington Beach. The applicant shall provide written notice of any proposed demolition to the Planning Department, for review by the City of Huntington Beach Historic Resources Board, a minimum of 45 days in advance of permit issuance. The HRB may relocate, fully document and/or preserve significant architectural elements. The applicant/property owner shall not incur any costs associated with moving or documenting the structure by the Board.

3. Prior to issuance of grading permits, the following shall be completed:

   a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street/alley from the project site. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.

   b. Blockwall/ fencing plans (including a site plan, section drawings and elevations, depicting the height and material of all retaining walls, freestanding walls and fences) consistent with the grading plan, shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new property line walls or fences, a plan, approved by the owners of adjacent properties, and identifying the removal of any existing walls, shall be submitted to the Planning Department for review and approval. The plans shall identify proposed wall and fence materials, seep holes and drainage.

4. Prior to submittal for building permits Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works 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.

5. Prior to issuance of building permits, the following shall be completed:

ATTACHMENT NO. 4.3

a. Joint use parking shall require a Joint Use Parking Agreement between property owners to be recorded prior to issuance of permits or occupancy. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. A copy of the legal instrument shall be approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder. A copy of the recorded agreement shall be filed with the Planning Department. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.

b. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Public Works Department.

c. A Mitigation Monitoring Fee shall be paid to the Planning Department. *(This fee pertains to projects with a negative declaration or an EIR. The current fee is $285 for negative declarations and mitigated negative declarations).*

d. 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*).

6. During demolition, grading, site development, and/or construction, the following shall be adhered to:

   a. Construction equipment shall be maintained in peak operating condition to reduce emissions.

   b. Use low sulfur (0.5%) fuel by weight for construction equipment.

   c. Truck idling shall be prohibited for periods longer than 10 minutes.

   d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.

   e. Discontinue operation during second stage smog alerts.

   f. Clearly visible signs shall be posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.

   g. 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.

7. New 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. All improvements shall be completed in accordance with approved plans, except as provided for by conditions of approval.

   b. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

   c. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.

ATTACHMENT NO. 4.4

8. Only the uses described in the project narrative received and dated July 10, 2007 shall be permitted, except as modified pursuant to Conditional Use Permit No. 06-035. Special/temporary/parking lot events shall be subject to approval of a Temporary Activity Permit or Temporary Use Permit.

9. 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 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.

10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

11. Conditional Use Permit No. 06-035/ Variance No. 07-001 shall not become effective until the ten calendar day appeal period from the final approval of the entitlements has elapsed.

12. Conditional Use Permit No. 06-035/ Variance No. 07-001 shall become null and void unless exercised (by commencement of construction) 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 Department a minimum 30 days prior to the expiration date.

13. The Planning Commission reserves the right to revoke Conditional Use Permit No. 06-035/ Variance No. 07-001 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.

14. 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.

15. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.

16. The applicant shall submit a check in the amount of $50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Department of Planning within two (2) days of the Planning Commission's approval of entitlement(s).

17. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO and approved plans. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for applicable Code requirements. Substantial changes may require approval by the Planning Commission.

18. 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 Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.

ATTACHMENT NO. 4.5

HUNTINGTON BEACH FIRE DEPT.

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	FEBRUARY 23, 2007
PROJECT NAME:	FIRST CHRISTIAN CHURCH
ENTITLEMENTS:	PLANNING APPLICATION NO. 06-035
PROJECT LOCATION:	1207 MAIN STREET, HUNTINGTON BEACH, CA
PLANNER:	RON SANTOS, ASSOCIATE PLANNER
TELEPHONE/E-MAIL:	(714) 536-5271/ rsantos@surfcity-hb.org
PLAN REVIEWER-FIRE:	LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST
TELEPHONE/E-MAIL:	(714) 536-5531/ lcaldwell@surfcity-hb.org
PROJECT DESCRIPTION:	REVIEW OF PHASE I REPORT FOR PROPOSED CONSTRUCTION.

The following is a partial list of code requirements deemed applicable to the proposed project based on the Phase 1 document received by the Fire Department and dated May 18, 2006. 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: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

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

1. The submitted Phase I Report confirms that oil production historically occurred on this site and that abandoned oil wells are located within 100 feet of the footprint of the proposed structure.

   The project shall comply will all provisions of City Specification No. 422 – *OIL WELL ABANDONMENT PROCESS*, City Specification No. 429 - *METHANE SAFETY MEASURES* for new construction within the methane gas overlay districts, and City Specification No. 431-92 *SOIL CLEAN-UP STANDARDS* . **(FD)**

   Following are the Huntington Beach Fire Department Methane District Requirements based off of the Phase I findings:

   a. ***California Division of Oil, Gas & Geothermal Resources "Construction Site Plan Review"* is required for this project.** The applicant must submit a request for a construction site review to the California Division of Oil, Gas & Geothermal Resources (DOGGR - 714-816-6847) Submitted requests shall identify the well name(s), well API number(s), and the location of the abandoned oil well(s) in question.

ATTACHMENT NO. 4.6

The Fire Department must receive a completed Construction *Site Plan Review* from DOGGR as a condition of approval. Grading and building plans shall reference submittal of a request for a DOGGR *Site Plan Review* in the plan notes.

DOGGR will require that you submit the following information:

- Three (3) copies of your construction site plan including your street location and the nearest cross street.
- One copy of the County Assessor's Parcel map, with the Assessor Parcel number illustrating your lot.
- A completed "Construction Site Plan Review Application" form. Make sure to include your city or county plan checker's name, phone number and email address. Applications may be submitted by fax or email; however, in some cases, fax or email may not be acceptable. Contact the Project Engineer to determine if fax or email applications can be accepted.

NOTE:
Wells identified in the Construction Site Review not meeting current DOGGR requirements may require re-abandonment:

- From the Division of Oil, Gas & Geothermal Resources (DOGGR – (714) 816-6847), provide a *Permit to Conduct Well Operations* for all on-site active/abandoned oil wells.

- Obtain a Huntington Beach Fire Department *Permit to Abandon Oil Well* and follow the requirements of *City Specification # 422, Oil Well Abandonment Permit Process.* **(FD)**

b. ***"OIL WELL HISTORY DISPOSITION REPORT"*** **is required.** The applicant must submit an "*OIL WELL HISTORY DISPOSITION REPORT*", compiled by a California licensed third-party petroleum engineer or geologist, to the Fire Department – Development Section per *City Specification # 429, section 3.2.* Current Well History Review fee is $395.00 per well, due at the time of submittal. **(FD)**

c. ***"CITY CONSULTANT - OIL WELL HISTORY REVIEW"*** **is required.** The city consultant reviews the submitted *OIL WELL HISTORY DISPOSITION* REPORT for completeness, well integrity, and makes safety measure recommendations to the Fire Department. (see *City Specification # 429, section 3.3)* **(FD)**

d. ***"SOIL CONTAMINATION TESTING"*** **is required.** Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I, II, or III Site Audit, soil testing is required. Soil testing plan must be approved by the Fire Department. (See *City Specification # 429, section 3.4* and *City Specification #431-92 Soil Clean-Up Standards).*

Soil testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit.

For Fire Department approval, all grading plans and building plans must reference that all soils shall be in compliance with City Specification #431-92 Soil Clean-Up Standards, in the plan notes. **(FD)**

e. ***"REMEDIATION ACTION PLAN"*** If soil contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach *City Specification #431-92, Soil Cleanup Standard.* Upon remediation action plan approval, a rough grading permit may be issued. **(FD)**

f. ***"METHANE SAFETY MEASURES" are required*** per *City Specification # 429, Methane District Building Permit Requirements.* For Fire Department approval of grading and building plans, reference that project will be in compliance with *City Specification # 429* in the plan notes. *See section 2a below.* **(FD)**

g. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. **(FD)**

OTHER:

a. ***"Asbestos Survey and Remediation Action Plan (RAP) is required".*** Prior to any building demolition, a comprehensive survey and appropriate asbestos remediation action plan (RAP) shall be developed and submitted to the Fire Department for review and approval. All clean-up will be completed prior to building demolition plan approval.

Excerpt from the Phase I, page 17:

"Based on the date of construction (1957 and 1982) there is the potential that asbestos-containing materials (ACM) was used in construction materials. In addition, the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are presumed asbestos containing materials." **(FD)**

b. The Fire Department review of this project and subsequent plans 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)**

ATTACHMENT NO. 48

2. **THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:**

a. ***"METHANE SAFETY MEASURES" are required.*** *City Specification # 429, Methane District Building Permit Requirements.*

Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. Reference compliance with *City Specification #429* in the building plan notes.

Requirements include:

- **Abandoned Well Gas Test.**
- **Well Vent System.**
- **Methane Barrier and Sub-Slab Collection System.**
- **Methane Detection/Alarm System**

For Fire Department approval of building plans, reference compliance with *City Specification #429* in the plan notes. **(FD)**

b. ***"Asbestos Survey and Remediation Action Plan (RAP) required".*** Prior to any building demolition, a comprehensive survey and appropriate asbestos remediation action plan (RAP) shall be developed and submitted to the Fire Department for review and approval.

c. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. **(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 **www.surfcity-hb.org**

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

S:\Prevention\1-Development\CUP's\Main 1207 Phase I for First Christian Church CUP# 06-035.doc

ATTACHMENT NO. 4.9

HUNTINGTON BEACH FIRE DEPARTMENT
DEVELOPMENT PLAN REVIEW

DESCRIPTION:	First Christian Church	**GRID #:**	431/3814
ADDRESS:	1207 Main		
PLAN CHECK #:	Planning Application # 2006-0150 – Second Submittal		
DATE:	7-13-2006, 9-19-2006		
PLANNER:	Ron Santos	**EXT #:**	5561
REVIEWER:	Lee Caldwell	**EXT #:**	5531

The items listed below indicate Huntington Beach Fire Department (HBFD) development condition of approval requirements. Compliance is required prior to building permit issuance and all applicable items must meet Huntington Beach Municipal Code (HBMC), Huntington Beach Fire Code (HBFC), and/or Uniform Building Code (UBC) standards.

5. PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

1. Three abandoned oil wells are located on the project property, within 100 feet of the footprint of the proposed structures. The project shall comply will all provisions of City Specification No. 422 – Oil Well Abandonment Process and City Specification No. 429 - METHANE SAFETY MEASURES for new construction within the methane gas overlay districts. A methane barrier and sub-slab collection system is required. Reference compliance with *City Specifications # 422 and # 429* in the grading and building plan notes. **(FD)**

2. "Soil Testing" is required. Based on site characteristics, suspected soil contamination, proximity to a producing/abandoned oil well, or Phase I,II, or III Site Audit, soil testing is required. Soil testing plan must be approved by the Fire Department. (See City Specification # 429, section 3.4 and City Specification # 431-92 Soil Clean-Up Standards). **(FD)**

3. Soil "Remediation Action Plan" If contamination is identified, provide a Fire Department approved Remediation Action Plan (RAP) based on requirements found in Huntington Beach City Specification # 431-92, Soil Cleanup Standard. **(FD)**

4. Proof of Soil Compliance or Clean Up is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. **(FD)**

5. Discovery of additional contamination/pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly. **(FD)**

ATTACHMENT NO. 4.10

6. THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS:

1. A Methane Barrier and Sub-Slab Collection System is required per City Specification No. 429 - METHANE SAFETY MEASURES. Methane safety measures shall be detailed on a separate sheet titled "METHANE PLAN" and three copies submitted to the Fire Department for approval. Reference compliance with *City Specification #429* in the building plan notes. **(FD)**

2. Proof of Soil Compliance or Clean Up is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. **(FD)**

3. An automatic fire sprinkler system, in compliance with *City Specification #420 Automatic Fire Sprinklers and #430 Fire Alarm Systems,* shall be installed throughout. For Fire Department approval, plans (three sets) shall be submitted to the Building Department as separate plans for permits. **(FD)**

4. Fire Department Connection (FDC) to the automatic fire sprinkler system shall be located to the front of the building within 150 feet of a properly rated fire hydrant. Portray FDC location on the site plan. **(FD)**

5. Fire Hydrants must be portrayed on the site plan, and be installed/ in service before combustible construction begins. Shop drawings shall be submitted to the Public Works Department and approved by the Fire Department when additional hydrants are required. Indicate Fire Department sprinkler connections. Reference compliance in the plan notes. **(FD)**

6. 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. Reference compliance in the plan notes. **(FD)**

7. Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. Reference compliance with City Specification # 401 Minimum Standards for Fire Apparatus Access in the plan notes. **(FD)**

8. Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. Reference compliance with City Specification # 415 - Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties in the plan notes. **(FD)**

9. 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 plan notes. **(FD)**

ATTACHMENT NO. 4-11

10. Secured Vehicle Entries shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Reference compliance in the plan notes. **(FD)**

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

12. Decorative Materials shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. **(FD)**

13. Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 2501.16.1. **(FD)**

14. Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. **(FD)**

15. Gates and barriers shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

16. Food Preparation Fire Protection System required for this project. Plans (three sets) shall be submitted to the Building Department as separate plans for permits and Fire Department approval. Reference compliance with *City Specification # 412 Protection Of Commercial Cooking Operations* in the plan notes. **(FD)**

17. Cold storage rooms or walk-in freezers doors shall be openable without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied. **(FD)**

18. Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 6 feet 8 inches (80") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. Reference compliance to these dimensions in the plan notes. **(FD)**

19. Address numbers shall be installed to comply with *City Specification #428, Premise Identification.* Number sets required on front the structure. **(FD)**

20. GIS Mapping Information shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. For specific requirements, contact the Huntington Beach Fire Department at (714) 536-5531. **(FD)**

21. All Fire Department requirements shall be noted on the Building Department plans. **(FD)**

ATTACHMENT NO. 4.12

7. 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:

1. Automatic Fire Sprinkler System in-service per City Specification # 420 - Automatic Fire Sprinkler Systems. **(FD)**

2. Fire Access Roads shall be installed and maintained in compliance with City Specification # 401, Minimum Standards for Fire Apparatus Access. **(FD)**

3. Fire Lanes posted, marked, and maintained per City Specification #415, Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties. **(FD)**

4. Fire Sprinkler System Controls access provided, utilizing a KNOX® Fire Department Access Key Box. **(FD)**

5. Food Preparation Fire Protection System provided. **(FD)**

6. Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. **(FD)**

7. Address Numbers installed to comply with City Specification #428, Premise Identification. Number sets are required on front and rear of the structure. **(FD)**

8. Decorative Materials shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. **(FD)**

9. Egress Illumination/Emergency Exit Lighting with emergency back-up power provide per HBFC 1211.1 and UBC 1003.2.9. **(FD)**

10. Exit Signs And Exit Path Markings provided in compliance with the Huntington Beach Fire Code section 1212.2 and Title 24 of the California Administrative Code. **(FD)**

11. Gates and barriers openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **(FD)**

12. Cold storage rooms or walk-in freezers doors openable without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied. **(FD)**

ATTACHMENT NO. 4.13

13. Elevators sized to accommodate an ambulance gurney per minimum interior dimension requirements. **(FD)**

14. GIS Mapping Information provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. **(FD)**

15. Discovery of soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and an approved work plan developed accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED <u>DURING</u> CONSTRUCTION:

1. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

1. 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)**

2. 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)**

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ATTACHMENT NO. 4.14

CITY OF HUNTINGTON BEACH
BUILDING & SAFETY DEPT.

INTER-DEPARTMENT COMMUNICATION

From: Daniel Lee Ext.: 5679 Date: 7/19/06

To: Ron Santos Project Location: 1207 Main Street

Re: 1st Christian Church of Huntington Beach

PETITION: _____ File No.: 2006-0150

The following are comments to the file (petition) identified above. This list is not a plan check correction list. General information is provided to help facilitate the development by giving you up front information on building code issues, City policies, and other codes or laws as they apply to your project. Please review the comments below before you submit for plan check. Allow 20 working days for first corrections.

If you incorporated the information below, you must next submit for plan check of structural and building code requirements. You may obtain all required forms and information for plan check review and permit applications on the 3rd floor of City Hall.

M/E/P plan checking is a separate plan check process.

Please include the following issues in the design of your project to reduce plan check corrections and improve turn around time.

Note to Planner: Please remind applicant to attach a copy of this list to the Plan Check Submittal Documents to help expedite plan check response and reduce corrections.

Special Conditions:

*The following items need to be made apart of the **Conditions of Approval** for this project for plan check submittal documents:*

- *A corrosion report must be prepared by a qualified person who will determine the suitability of buried pipe and recommend a method to protect buried pipe when corrosive soil is encountered. Reproduce the recommendations of the report on the plans.*
- *A copy of the approved "Grading Plan" by Planning and Public Works must be attached to the approved sets of construction plans prior to issuance of building permits.*

Code Issues:

General:

1. Plan submittal documents must include "Conditions of Approval". **D2 . 91**

ATTACHMENT NO. 4.15

2. Although the local Building Department has neither the responsibility nor the authority to enforce ADA regulations, the Architect or Designer is strongly advised to include such requirements in the building design.

3. Contact Fire Department for possible Methane Barrier requirements.

4. Plans must be prepared and stamped and wet signed by a California licensed Architect and Engineer.

5. The engineer of record shall make "Structural Observation" visits to the jobsite at significant construction stages and as specified per C.B.C. Section 1702. Include the stages on the plans.

6. All new areas must meet the energy standards of the State of California Building Code 2005 edition. Energy forms must be provided and reproduced on the plans. See California Building Code - 2001© section 310.11 for areas requiring heating.

7. Electrical permit and inspections will be required for electrical work and generator or temporary power pole installations.

8. Plumbing shall be per 2001 CPC. *Use Table 4-1 for minimum number of fixtures.*

9. Provide building permit application and completed drawing(s) for architectural and structural information and required documents for plan review.

Information on Plans:

10. Provide Building Code analysis on the plans (Title Sheet) to show compliance with California Building Code ©, 2001 edition for:

    10.1. Occupancy requirements (Chapter 3).

    10.2. Allowable Area (Chapter 5).

    10.3. Type of Construction.

11. Occupancy classification and occupant loads of all areas need to be stated on the plans.

12. Provide on the plans required wall and opening protection and fire resistance of wall and parapet due to location on property. See California Building Code © Section 503 and Table 5-A.

13. Clearly show distance to all property lines and centerline of streets.

14. Show clear distance to other buildings on the same property and overhangs.

15. Site plans must show final surface drainage elevations and finish floor elevation, building address, distance between buildings on the same property, easements, all required disabled access features and signage, etc.

16. Separate permits are required for signs, fences, retaining walls, trash enclosures, pole mounted yard lighting foundations, as applicable.

17. Direction of door swing shall be per 1003.3.1.5.

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ATTACHMENT NO. 4.16

Note on the Plans:

18. Provide the following note on the plans:

    18.1. "This project must comply with Huntington Beach Security Ordinance Code."

19. All newly constructed buildings and facilities shall be made accessible to persons with disabilities as required. California Building Code © T24 Sec. 1101B.1 4.1.1(1)

20. Show on the plans access for the disabled is provided and meets current code. Required access features or facilities not meeting the current requirements must be upgraded. Provide a complete disabled access plan and list all required items and status of meeting current compliance standards.

Structural (General):

21. Structural calculations shall be prepared to comply with the California Building Code ©, 2001 edition.

22. Roof or floor mounted equipment weighing 400 pounds or more must be shown on the structural framing plans and must be include in the structural analysis and provide a design for anchorage to the building frame.

23. Submitted documents must be complete and deferred submittals are not acceptable. To avoid delay in plan check, submit calculations and drawings at first submittal.

    23.1. "Roof Truss" drawings and calculations when used must be submitted with plan check documents and must not be a deferred item.

    23.2. Stair and landing structural framing and design of railings and handrails must be included in the design drawings of the plans and must not be a deferred item.

    23.3. Storefront style framing or window walls must be included with the structural drawings at plan check submittal and must not be a deferred item.

Soils Report Requirements:

24. Reproduce the recommendations of the report on the plans.

25. Soils report required for this site and must include:

    25.1. Liquefaction analysis and recommendations

    25.2. Show distance to fault(s) and classify fault type and soil type used by the California Building Code © for seismic design

    25.3. Report for protection of buried pipe due to corrosion. Recommendations must provide specific method to install protective materials or devices

    25.4. Seismic parameters and allowable soil bearing

HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	**AUGUST 7, 2007**
PROJECT NAME:	**FIRST CHRISTIAN CHURCH**
ENTITLEMENTS:	**CUP 06-35 / EPA 06-03 / DRB 06-25** **PLANNING APPLICATION NO. 2006-0150**
DATE OF PLANS:	**JUNE 28, 2007**
PROJECT LOCATION:	**1207 MAIN STREET, HUNTINGTON BEACH**
PLANNER	**RON SANTOS, ASSOCIATE PLANNER**
TELEPHONE/E-MAIL:	**714-536-5561 / RSANTOS@SURFCITY-HB.ORG**
PLAN REVIEWER:	**STEVE BOGART, SENIOR CIVIL ENGINEER** SB
TELEPHONE/E-MAIL:	**714-374-1692 / SBOGART@SURFCITY-HB.ORG**
PROJECT DESCRIPTION:	**TO PERMIT CONSTRUCTION OF NEW BUILDINGS IN CONJUCTION WITH AN EXISTING CHURCH. THE PROJECT INCLUDES A NEW PARKING STRUCTURE, EXPANSION/ RENOVATION OF EXISTING CHURCH BUILDINGS, DEMOLITION OF EXISTING CHURCH BUILDINGS, AND REMOVAL OF EXISTING MODULAR BLDGS AND A REQUEST FOR JOINT USE PARKING PURSUANT TO HBZSO 231.06.**

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.

ATTACHMENT NO. 4.18

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

1. Applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)

   a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).

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

1. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan (ZSO 230.084A):

   a. A 13-foot radius right-of-way dedication for pedestrian access and public utilities at the intersection of Adams Avenue, Main Street and 14th Street per City of Huntington Beach Standard Plan 207.

2. A Legal Description and Plot Plan of the dedications to City to be prepared by a licensed surveyor or engineer and submitted to Public Works for review and approval.

3. 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. Existing curb returns at the southwest corner of Main Street and Adams Avenue and at the northwest corner of Main Street and Loma Avenue and shall be removed and replaced with ADA compliant access ramps per the latest edition of Caltrans Standard Plan A88A. (ZSO 230.84, ADA)

   b. The existing ADA access ramp at the southeast corner of 17th Street and Adams Avenue shall be removed and replaced with an ADA compliant access ramp per the latest edition of Caltrans Standard Plan A88A. (ZSO 230.84, ADA)

   c. A new sewer lateral shall be installed connecting to the main in Adams Avenue or Loma Avenue. 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)

   d. All existing non-conforming water appurtenances (including meter boxes and backflow protection devices) serving the development shall be upgraded to conform to the current Water Division Standards. (ZSO 255.04E)

   e. The existing domestic water services currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Water Inspector.

   f. Alternately, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). The new domestic water service shall be a minimum of 2-inch in size. (ZSO 230.84)

ATTACHMENT NO. 4.19

g. The existing irrigation water service(s) currently serving the existing development may potentially be utilized if they are of adequate size, conform to current standards, and are in working condition as determined by the Utilities Division. If the property owner elects to utilize the existing water service(s), all non-conforming water meters and backflow protection devices shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate irrigation water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards. The new irrigation water service shall be a minimum of 1-inch in size. (ZSO 232)

h. A separate irrigation water service and meter shall be installed per Water Division Standards. The water service shall be a minimum of 1-inch in size. (ZSO 232)

i. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation, and fire water services serving the new building(s). (Resolution 5921 and Title 17)

j. All existing domestic water facilities (including water services, meters, backflow protection devices, etc.) that are not utilized shall be abandoned and removed per Water Division Standards. (ZSO 255.04E)

k. If fire sprinklers are required by the Fire Department for the proposed development, a separate dedicated fire service line shall be installed. (ZSO 230.84)

l. The existing fire backflow protection device shall be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)

4. A water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-striping, and parking lot reconfiguration. Utilities Division personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84)

5. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)

6. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)

7. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)

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8. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)

9. 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-4545)

10. A final hydrology and hydraulic study for the runoff from this project and its impact to the existing downstream storm drainage system shall be submitted to Public Works for review and approval. This project shall be responsible for mitigating the increased storm water runoff from this property based on the net difference between a pre-project condition and the proposed developed condition for 10, 25 and 100-year storms under current County and City criteria. Possible mitigation measures to manage increased storm water runoff may include on-site attenuation and/or construction of downstream drainage improvements per the adopted Public Works Department 2005 Drainage Study. The study and the proposed drainage improvements shall include on-site, privately maintained clarifiers or other devices to control the quality of run-off water from the development. (ZSO 230.84)

11. Storm Drain, Storm Water Pollution Prevention Plans (SWPPP) and Water Quality Management Plans (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and approval. (Drainage Area Management Plan DAMP)

    a. A SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all de-watering operation flows, and for nuisance flows during construction. (DAMP)

    b. The applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. (DAMP)

12. A Project WQMP shall be submitted to the Public Works Department for review and acceptance and shall include the following:

    a. Discusses regional or watershed programs (if applicable)

    b. 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

    c. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP)

    d. Incorporates Treatment Control BMPs as defined in the DAMP

    e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs

ATTACHMENT NO. 4.2 I

f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs

g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs

h. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs

i. 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 retuned 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.

j. The applicant shall return one CD media to Public Works for the project record file.

13. The locations of Water Quality Treatment Control Best Management Practices (BMPs) shall be indicated on the Grading Plan consistent with the Project WQMP. The WQMP shall conform to 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.

14. 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. Connection of trash area drains into the storm drain system is prohibited. (DAMP)

15. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, overexcavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. (MC 17.05.150)

16. If soil remediation is required, a remediation plan shall be submitted to the Planning, Public Works and Fire Departments for review and approval in accordance with City Specifications No. 431-92 and the conditions of approval. The plan shall include methods to minimize remediation-related impacts on the surrounding properties; details on how all drainage associated with the remediation efforts shall be retained on site and no wastes or pollutants shall escape the site; and shall also identify wind barriers around remediation equipment. (MC 17.05.150/FD Spec. 431-92)

17. 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)

18. 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

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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.

19. 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.

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

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. 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 4545)
3. 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 impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
4. 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)
5. 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)
6. 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)
7. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
8. 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)
9. 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)
10. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
11. Wind barriers shall be installed along the perimeter of the site. (DAMP)
12. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
13. 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)

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ATTACHMENT NO 4.23

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

1. A Precise Grading Permit shall be issued. (MC 17.05)
2. Traffic impact fees shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of $151 per net new added daily trip is adjusted annually. The rate is subject to an annual adjustment on December 1st. (MC 17.65)

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

1. 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:

1. Complete all improvements as shown on the approved grading and landscape plans. (MC 17.05)
2. 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. (ZSO 232.04D)
3. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
4. 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.
5. All new utilities shall be undergrounded. (MC 17.64)
6. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)
7. 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 Resolution 2006-47. (ZSO 240.06/ZSO 250.16)

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ATTACHMENT NO. 4.24

Kimley-Horn
and Associates, Inc.

Suite 400
765 The City Drive
Orange, California
92868

March 7, 2007

Mr. Art Cueto
Visioneering Studios
5 Peters Canyon Road, Suite 330
Irvine, CA 92623

Subject: First Christian Church – Huntington Beach Trip Generation Study

Dear Mr. Cueto:

Based on your request, this letter report has been prepared to provide a summary of the estimated traffic to be generated by the proposed renovation and expansion project for the First Christian Church – Huntington Beach. This information will be used to determine if additional traffic analysis, i.e., a Traffic Impact Study will be required for the project.

PROJECT DESCRIPTION

Existing Facilities

First Christian Church, Huntington Beach (FCCHB) is located at 1207 Main Street, on the southwest corner of Main Street and Adams Avenue in the City of Huntington Beach. The Church property consists of a 7.5-acre campus with seven (7) existing buildings and 431 on-site parking spaces. The existing site facilities consist of a total of 55,410 square feet of church, office, classroom, and meeting space. A copy of the existing site plan is provided on **Figure 1**.

The church holds three church services each week – one on Saturday night (6:00 PM), and two on Sunday morning (9:00 and 10:30 AM). Services are presented "live" in the main sanctuary, where a Traditional Service is conducted. Video from the service is piped into the A-Frame Chapel, where a smaller Contemporary Service is conducted, and into the small chapel, where a small Classic Service is held.

The church operates a pre-school on weekdays, with 200 enrolled students. Church office hours are from 8:30 AM to 5:00 PM Monday through Friday, and the church employs 25 full-time employees.

The church sanctuary and assembly facilities are used at times by others for weddings and funerals on weekdays and Saturdays during non-service hours. Functions are not scheduled at times when church services are being conducted, or when other functions are taking place at the church.

TEL 714 939 1030
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Proposed Project

The proposed master plan of improvements for the campus consists of the following:

1. Demolition of four buildings (Children's Ministry, Youth Ministry, Small Chapel and Church School)
2. Removal of the modular buildings currently used for adult Sunday School classes.
3. Construction of three new buildings (Children's Building, Multi-purpose Building, Administrative/Café Building)
4. Renovation of the A-Frame Chapel
5. Expansion and renovation of the worship center's nursery and bathroom facilities
6. Construction of a tower element to serve as the church's new focal feature
7. Landscape / hardscape improvements designed to create high quality outdoor gathering places, improve pedestrian circulation, and make the church campus more functional and welcoming to church members and visitors alike.
8. Re-striping of the existing parking lot to increase its capacity and improve circulation.
9. Construction of a multi-level parking structure.

Existing and Proposed Square Footage

A copy of the proposed site plan is provided on **Figure 2**. At completion, the site facilities will consist of a total of 73,589 square feet, an increase in square footage of 18,179 square feet.

A summary of the existing and proposed buildings and associated square footages is provided on **Table 1**. Also shown on Table 1 is a brief discussion of the intended uses for each building. As Table 1 indicates, virtually all of the renovated and expanded building space will be used to accommodate functions and activities that already take place at the church. The pre-school enrollment will not increase. No increase of seating capacity for church services is proposed for the main sanctuary or the A-Frame Chapel; in fact, the seating capacity in the A-Frame Chapel will decrease by 65. The small chapel will be demolished. The Classic Service that takes place there currently will be relocated to the A-Framed Chapel and the Contemporary Service will be moved to the large gathering room of the proposed new Multi-Purpose Building.

Existing and Proposed Seating Capacity and Sunday Service Attendance

A summary of the existing and proposed assembly capacity for the church campus is provided on **Table 2.** Current seating capacity for Sunday services is 1,470. The seating capacity in the sanctuary will remain unchanged at 975. The seating capacity in the A-Frame Chapel will be reduced by 65 seats, from 415 to 350. The Small Chapel (with 80 seats) will be removed. Based strictly on square footage, the assembly capacity of the new Multi-purpose Building will be 438. The building program will result in net increase in assembly capacity of 293 seats, bringing the total number of seats to 1,763 seats during the peak Sunday Service times.

First Christian Church has indicated that they do not expect to experience this much growth in their membership, and will agree to an attendance limit of 1,655 seats during Sunday services, in order to reduce the potential for traffic impact during the peak Sunday morning times.

PROJECT TRIP GENERATION

Trip generation estimates have been prepared to estimate the net change in traffic that will result from the proposed renovation and expansion. Calculations have been prepared for both existing and proposed conditions. The net difference represents the increase in traffic the proposed project is estimated to generate.

Trip generation estimates were developed for the project using the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition), the standard tool for estimating project trip generation. The Trip Generation manual offers trip rates for a church (ITE code 560) based on total square footage of church facilities for weekday, Saturday, and Sunday operations. The manual also offers a trip rate based on number of seats for Saturday and Sunday peak hour operations.

For this exercise, trip generation estimates have been developed for weekday daily and peak hour operations based on total site square footage, and have been developed for daily and peak hour operation on a Sunday based on the maximum allowed number of occupied seats.

Weekday trip generation rates and resulting trip generation based on building square footage are summarized on **Table 3.** Applying the rates to the entire increase in square footage, the church renovation and expansion project is estimated to generate 165 new daily trips on a typical weekday, with 13 trips in the morning peak hour, and 11 trips in the evening peak hour.

ATTACHMENT NO. 6.3

Sunday peak hour trip generation rates and resulting trip generation based on occupied seats are summarized on **Table 4**. Applying the per-seat rate to the increase in attendance, assuming a limit of 1,655, the project is estimated to generate 283 new trips on a Sunday, with 60 inbound and 55 outbound trips in the Sunday peak hour.

Based on this analysis, we feel that a traffic impact analysis would not be needed for the First Christian Church renovation and expansion program. Please feel free to contact me if you have any questions, or if you need additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Serine Ciandella

Serine Ciandella, AICP
Vice President

ATTACHMENT NO. 6-4

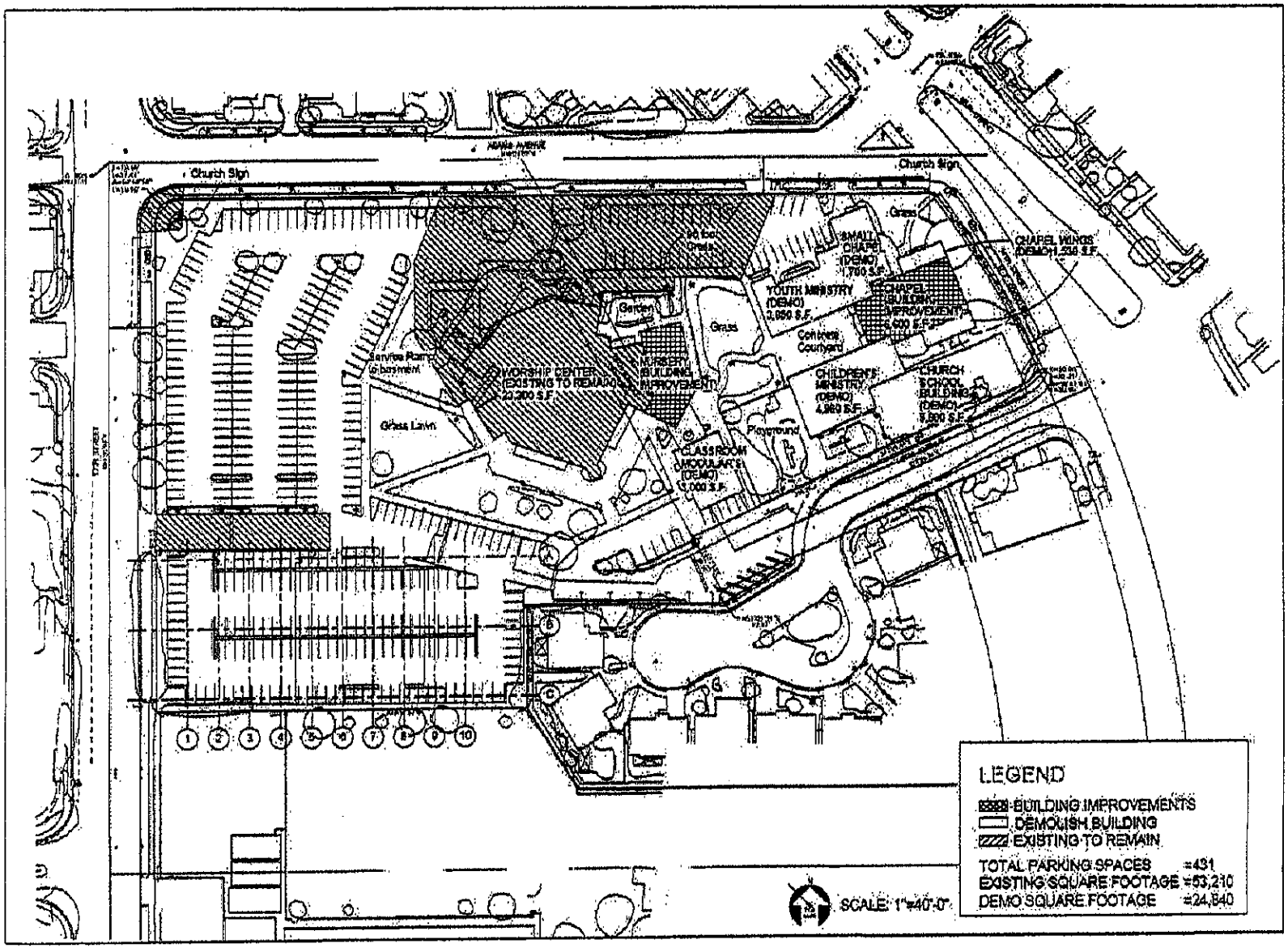

FIGURE 1
EXISTING SITE PLAN

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Kimley-Horn and Associates, Inc.

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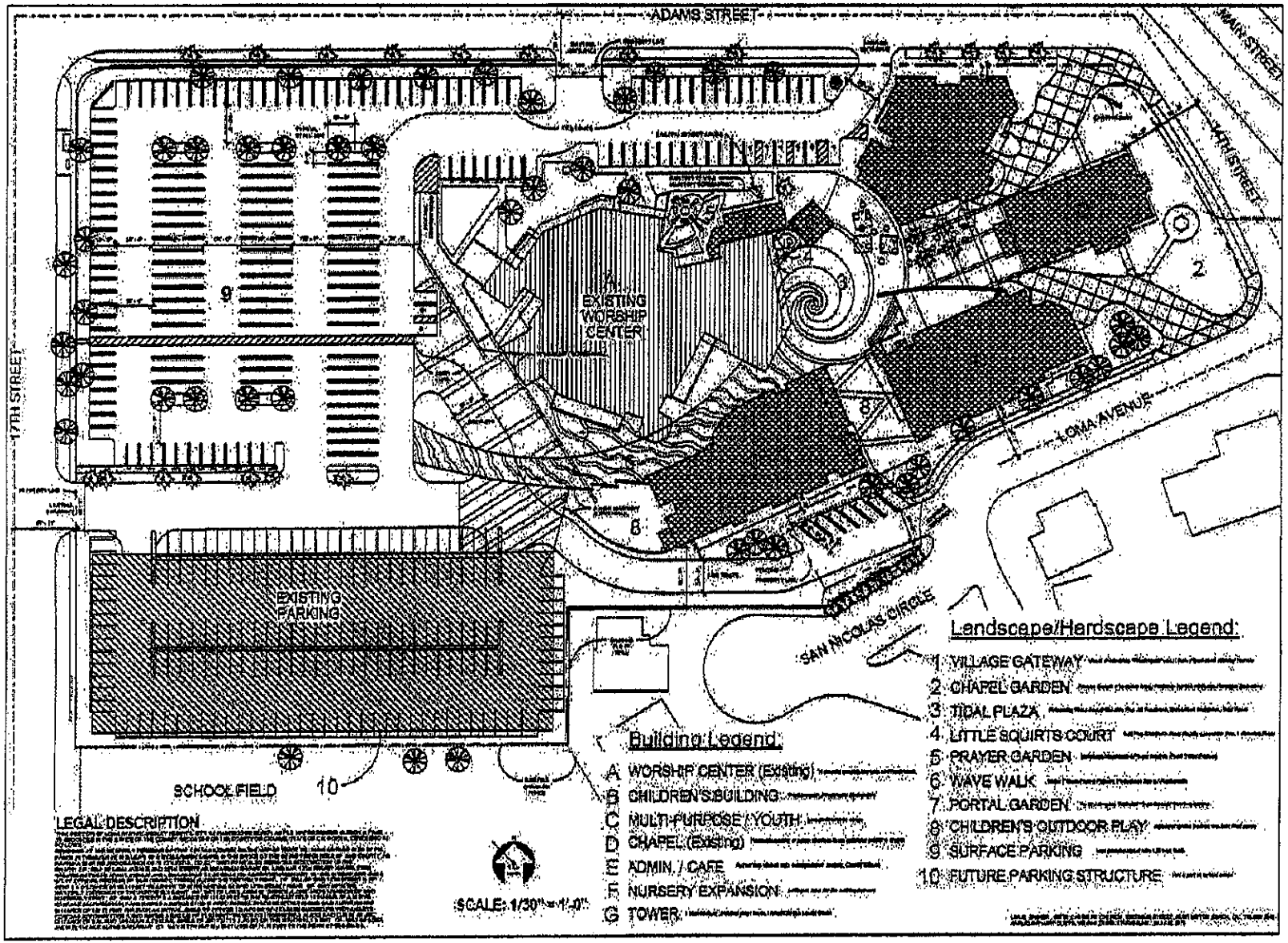

FIGURE 2
PROPOSED SITE PLAN

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TABLE 1
FIRST CHRISTIAN CHURCH - HUNTINGTON BEACH
SUMMARY OF EXISTING AND PROPOSED BUILDING PROGRAM SQUARE FOOTAGE

Building		Existing Size (SF) Gross *	New Size (SF) Gross *	Net Size (SF) Gross *	Notes
A and F	*Worship Center*	*25,500*	*26,572*	*1,072*	No changes proposed to main sanctuary or downstairs meeting room. Adult Sunday School classes to be relocated into Worship Center. Nursery expansion and renovation - 1,072 SF.
B	*Children's Building*	*14,760*	*17,411*	*2,651*	New Children's building will have the same number of classrooms (three new large gathering rooms) used for Sunday School and Preschool classes and large groups as the existing Children's Buildings, which will be demolished.
C	*Multi-purpose*	-	*10,268*	*10,268*	New building will accommodate existing group activities. Contemporary worship service and High School gathering to be relocated to Multi-purpose Building from existing A-Frame Chapel, which will be renovated. Jr. High Sunday School Class to be relocated from modular classrooms, which will be demolished.
D	*Large A-Frame Chapel*	*6,600*	*5,717*	*(883)*	Renovated Chapel will house Classic worship service, Weddings, and Funerals. Contemporary worship service to be relocated to new Multi Purpose Building.
E	*Administration*		*13,621*	*13,621*	Administrative offices and kitchen to be relocated from Worship Center. Café and resource center to be added.
X	*Youth*	*3,850*	-	*(3,850)*	Youth building to be demolished. Large group ("Tek House") to be relocated into the new Children's Building.
X	*Modular Buildings*	*3,000*	-	*(3,000)*	Modular buildings to be demolished. Jr. High Sunday School class and Adult Sunday School to take place in the new Multi-purpose building's small gathering room.
X	*Small Chapel*	*1,700*	-	*(1,700)*	Small chapel to be demolished. Classic worship service to be relocated to the large A-Frame chapel
	Total	*55,410*	*73,589*	*18,179*	

Notes:
* Gross building size reflect total building size.
A = New Building Label
X = Building to be demolished

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TABLE 2

FIRST CHRISTIAN CHURCH - HUNTINGTON BEACH

SUMMARY OF EXISTING AND PROPOSED BUILDING ASSEMBLY CAPACITIES

(Sunday Service Assembly)

	Building	Existing Assembly Capacity		New Assembly Capacity		Net Difference Assembly Capacity	
		Adults	Children	Adults	Children	Adults	Children
A	*Worship Center*						
	Sanctuary	975		975		-	-
	Lower Level Gathering Room					-	-
	Administration					-	-
F	Nursery		110		140	-	30
B	*Children's Building*						
	Classrooms		120		120		-
	Large Gathering Rooms		175		300		125
C	*Multi-purpose Building*					-	-
	Large Gathering Room			438		438	-
	Small Gathering Room				95	-	95
	Loft				60	-	60
D	*Large A-Frame Chapel*	*415*	-	*350*	-	*(65)*	-
E	*Administration*					-	-
	Café	-				-	-
X	*Youth*		*275*		-	-	*(275)*
X	*Modular Buildings*					-	-
	Large Classroom		49		-	-	(49)
	Small Classrooms		60		-	-	(60)
X	*Small Chapel*	*80*		-	-	*(80)*	-
	Total Assembly Capacity	*1,470*	*789*	*1,763*	*715*	*293*	*(74)*

Notes:

Capacities on existing buildings are based on number of fixed seats or posted room capacities.

Capacities on new Children's Building, Multi-purpose Building, and Café are estimated based on the room's net SF.

A = New Building Label

X = Building to be demolished

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Table 3
Summary of Weekday Project Trip Generation
Based on Trip Generation Rates per Thousand Square Feet (KSF)

Land Use	ITE Code	Unit	Quant.	Trip Generation Rates					Project Trip Generation				
				Daily	AM Peak		PM Peak		Daily	AM Peak		PM Peak	
					In	Out	In	Out		In	Out	In	Out
Existing Church													
Church	560	KSF	55.410	9.11	0.39	0.33	0.34	0.32	505	22	18	19	18
Proposed Church													
Church	560	KSF	73.589	9.11	0.39	0.33	0.34	0.32	670	29	24	25	23
								Net Increase	**165**	**7**	**6**	**6**	**5**

Source: Institute of Transportation Engineers (ITE) Trip Generation (7th Edition)

Table 4
Summary of Project Trip Generation
Based on Trip Generation Rates per Seat

Land Use	ITE Code	Unit	Quant.	Trip Generation Rates			Project Trip Generation		
				Daily	Sunday Peak In	Sunday Peak Out	Daily	Sunday Peak In	Sunday Peak Out
Existing Church									
Church	560	KSF	1,470	1.53	0.33	0.30	2,249	482	445
Proposed Church									
Church [1]	560	KSF	1,655	1.53	0.328	0.302	2,532	542	500
Total Net Increase in Traffic Generation for Proposed Church							**283**	**60**	**55**

Source: Institute of Transportation Engineers (ITE) Trip Generation (7th Edition)

ATTACHMENT NO. 6.10

EXTERIOR NOISE ANALYSIS REPORT

FIRST CHRISTIAN CHURCH

Huntington Beach, CA

April 23, 2007
Revised May 1, 2007

Prepared for:
Visioneering Studios
5 Peters Canyon Road, Suite 330
Irvine, CA 92623

Prepared by:
Kimley-Horn and Associates, Inc.
517 4th Avenue, Suite 301
San Diego, CA 92101

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Kimley-Horn
and Associates, Inc.

EXTERIOR NOISE ANALYSIS REPORT

FIRST CHRISTIAN CHURCH

Huntington Beach, CA

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ATTACHMENT NO. 7.3

SECTION 1 INTRODUCTION

This report estimates potential noise impacts associated with the improvements of First Christian Church in Huntington Beach, California (Figure 1). First Christian Church is located at 1207 Main Street, on the southwest corner of Main Street and Adams Avenue in the City of Huntington Beach (City). The Church property consists of a 7.5-acre campus with seven (7) existing buildings and 431 on-site parking spaces. The existing site facilities consist of a total of 55,410 square feet of church, office, classroom, and meeting space. Aerial photography is presented on Figure 2.

The primary noise source affecting the project site is vehicular traffic on 17th Street, Adams Avenue, and Main Street. At the proposed exterior usable areas, future exterior noise levels from vehicle traffic would be less than 60 dBA Ldn, in compliance with the City's exterior noise standards.

1.1 MITIGATION

To minimize annoyance from construction noise, the construction contractor should be required to comply with all provisions of the City's Municipal Code (Section 8.40.090(d)).

Hourly sound levels from the two children play areas would be approximately 58 to 60 dBA Leq at the adjacent property line and exceed the City's 55 dBA sound level limit. Seven-foot high noise barriers will be required adjacent to the play areas.

The methodology and findings of this analysis are discussed in the following pages.

1.2 NOISE BACKGROUND

Noise is generally defined as loud, unpleasant, unexpected, or undesired sound that is typically associated with human activity and that interferes with or disrupts normal activities. The human environment is characterized by a certain consistent noise level which varies by location and is termed ambient noise. Although exposure to high noise levels has been demonstrated to cause hearing loss, the principal human response to environmental noise is annoyance. The response of individuals to similar noise events is diverse and influenced by the type of noise, perceived importance of the noise and its appropriateness in the setting, time of day and type of activity during which the noise occurs, and sensitivity of the individual.

Sound is a physical phenomenon consisting of minute vibrations that travel through a medium, such as air, and are sensed by the human ear. Sound is generally characterized by several variables, including frequency and intensity. Frequency describes the sound's pitch and is measured in cycles per second, or hertz (Hz), whereas intensity describes the sound's loudness and is measured in decibels (dB). Decibels are measured using a logarithmic scale. A sound level of 0 dB is approximately the threshold of human hearing. Normal speech has a sound level of approximately 60 dB. Sound levels above about 120 dB begin to be felt inside the human ear as discomfort and eventually as pain at still higher levels. The minimum change in the sound level of individual events that an average human ear can detect is about 3 dB. The average person perceives a change in sound level of about 10 dB as a doubling (or halving) of the

sound's loudness; this relation holds true for sounds of any loudness. Sound levels of typical noise sources and environments are provided in Table 1.

Because of the logarithmic nature of the decibel unit, sound levels cannot be added or subtracted directly and are somewhat cumbersome to handle mathematically. A simple rule is useful, however, in dealing with sound levels. If a sound's intensity is doubled, the sound level increases by 3 dB, regardless of the initial sound level. Thus, for example, 60 dB + 60 dB = 63 dB, and 80 dB + 80 dB = 83 dB.

The normal human ear can detect sounds that range in frequency from about 20 Hz to 20,000 Hz. However, all sounds in this wide range of frequencies are not heard equally well by the human ear, which is most sensitive to frequencies in the range of 1,000 Hz to 4,000 Hz. This frequency dependence can be taken into account by applying a correction to each frequency range to approximate the human ear's sensitivity within each range. This is called A-weighting and is commonly used in measurements of community environmental noise. The A-weighted sound pressure level (abbreviated as dBA) is the sound level with the "A-weighting" frequency correction. In practice, the level of a noise source is conveniently measured using a sound level meter that includes a filter corresponding to the dBA curve.

Because community noise fluctuates over time, a single measure called the Equivalent Sound Level (Leq) is often used to describe the time-varying character of community noise. The Leq is the energy-averaged A-weighted sound level during a measured time interval. It is equal to the level of continuous steady sound containing the same total acoustical energy over the averaging time period as the actual time-varying sound. Additionally, it is often desirable to know the acoustic range of the noise source being measured. This is accomplished through the Lmax and Lmin indicators, which represent the root-mean-square maximum and minimum noise levels obtained during the measurement interval. The Lmin value obtained for a particular monitoring location is often called the "acoustic floor" for that location.

To describe the time-varying character of environmental noise, the statistical noise descriptors L10, L50, and L90 are commonly used. They are the noise levels equaled or exceeded during 10, 50, and 90 percent of a stated time, respectively. Sound levels associated with L10 typically describe transient or short-term events, whereas levels associated with L90 describe the steady-state (or most prevalent) noise conditions.

Another sound measure known as the Day-Night Average Sound Level (Ldn) is an adjusted average A-weighted sound level for a 24-hour day. It is calculated by adding a 10 dB adjustment to sound levels during nighttime hours (10:00 p.m. to 7:00 a.m.). This adjustment compensates for the increased sensitivity to noise during the typically quieter nighttime hours. The Ldn is used by the City to evaluate land-use compatibility with regard to noise.

SECTION 2 APPLICABLE NOISE STANDARDS

2.1 CITY OF HUNTINGTON BEACH NOISE ELEMENT

The Noise Element of the City of Huntington Beach General Plan has established exterior and interior noise requirements for "noise sensitive areas." The policy requires in areas where noise levels exceed an exterior Ldn of 60 dB(A) and an interior Ldn of 45 dB(A), that all new development of "noise sensitive" land uses, such as housing, health care facilities, schools, libraries, and religious facilities, include appropriate buffering and/or construction mitigation measures that would reduce noise exposure to levels within acceptable limits.

2.2 CITY OF HUNTINGTON BEACH MUNICIPAL CODE

The City Noise Ordinance, Section 8.40.050: Exterior Noise Standards states:

(a) The following noise standards, unless otherwise specifically indicated, shall apply to all residential property within a designated noise zone:

Exterior Noise Standards		
Noise Zone	Noise Level	Time Period
1	55 db(A)	7 a.m. – 10 p.m.
	50 db(A)	10 p.m. – 7 a.m.
2	55 db(A)	Anytime
3	60 db(A)	Anytime
4	70 db(A)	Anytime

Note:
Noise Zone 1: All residential properties
Noise Zone 2: All professional office and public institutional properties
Noise Zone 3: All commercial properties with the exception of professional office properties
Noise Zone 4: All industrial properties

The City Noise Ordinance, Section 8.40.090, Special Provisions states that the following activities shall be exempt from the provisions of this chapter:

(d) Noise sources associated with construction, repair, remodeling, or grading of any real property; provided a permit has been obtained from the City; and provided said activities do not take place between the hours of 8 p.m. and 7 a.m. on weekends, including Saturday, or at any time on Sunday or a federal holiday.

SECTION 3 EXISTING NOISE ENVIRONMENT

First Christian Church is located at 1207 Main Street, on the southwest corner of Main Street and Adams Avenue. The Church property consists of a 7.5-acre campus with seven (7) existing buildings and 431 on-site parking spaces. The existing site facilities consist of a total of 55,410 square feet of church, office, classroom, and meeting space. Aerial photography is presented on Figure 2.

The church holds three church services each week – one on Saturday night (6:00 p.m.), and two on Sunday morning (9:00 and 10:30 a.m.). Services are presented "live" in the main sanctuary, where a Traditional Service is conducted. The audio and video from the service is piped into the A-Frame Chapel, where a contemporary service is held, and to the existing small chapel where a traditional service is held.

The church operates a pre-school on weekdays, with 200 enrolled students. Church office hours are from 8:30 a.m. to 5:00 p.m., Monday through Friday, and the church employs 25 full-time employees.

The church sanctuary and assembly facilities are used at times by others for weddings and funerals on weekdays and Saturdays during non-service hours. Functions are not scheduled at times when church services are being conducted, or when other functions are taking place at the church.

First Christian Church is located within a portion of the City dominated by residential land uses. Single family homes are located west of 17th Street, north of Adams Avenue, east of Main Street, and along San Nicolas Circle south of the site. Worthy Park is located directly north of the intersection of Adams Avenue and 17th Street from the project site. Agnes L. Smith Elementary School is located adjacent to and south of the project site.

3.1 SOUND LEVEL MEASUREMENTS

Four 30-minute sound level measurements were conducted at the project site during the morning peak traffic period to quantify the existing onsite acoustical environment due to vehicle traffic (Wednesday, January 10, 2007 from 7:00 a.m. to 9:00 a.m.). A Larson Davis Model 820 American National Standards Institute (ANSI) Type 1 Integrating Sound Level Meter was used as the data-collection device. The meter was mounted to a tripod roughly 5 feet above ground to simulate the average height of the human ear. The sound level meter was calibrated before and after the measurement periods.

The measurement results are summarized in Table 2 and correspond to the locations depicted on Figure 2. A review of the table shows that the measured sound level was 64.3 dBA Leq at Measurement Location 1 (ML1), 66.1 dBA Leq at ML2, 70.5 dBA Leq at ML3, and 55.3 dBA Leq at ML4.

3.2 VEHICULAR TRAFFIC

The primary existing noise source affecting the project site is vehicular traffic on 17th Street, Adams Avenue, and Main Street. All other roadways in the project vicinity contribute a negligible noise impact due to distance and intervening structures/terrain.

The existing Average Daily Traffic (ADT) volume is approximately 9,000 vehicles for 17th Street, 4,800 vehicles for Adams Avenue, and 8,000 vehicles for Main Street (City of Huntington Beach 2007). The posted speed limits are 35 miles per hour (mph) for 17th Street and Main Street, and 25 mph for Adams Avenue. However, based on field observations, all vehicles traveling on 17th Street and Main Street were estimated to be approximately 40 mph. The following traffic mix was observed during the sound level measurements: 2% medium trucks (MT) / 1% heavy trucks (HT) on 17th Street, 3% MT / 1% HT on Adams Avenue, and 4% MT / 1% HT on Main Street.

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SECTION 4 NOISE ASSESSMENT

4.1 PROJECT DESCRIPTION

The proposed master plan of improvements consists of the following:

1. Demolition of four existing buildings (Church School, Children's Ministry, Youth Ministry, and Small Chapel), and the Large Chapel's existing restroom facilities;
2. Removal of the existing modular structures currently used for adult Sunday School classes;
3. Construction of three new buildings (Children's Building, Multipurpose Building, Administrative/Café Building);
4. Renovation of existing A-Framed Chapel;
5. Expansion and renovation of the worship center's nursery and bathroom facilities;
6. Construction of a new tower to serve as the church's new focal feature;
7. Landscape/Hardscape Improvements designed to create high quality outdoor gathering places, improve pedestrian circulation, and make the church campus more functional and welcoming to church members and visitors alike;
8. Re striping of existing parking lot in order to increase its capacity and improve circulation; and
9. Construction of a multi-level parking structure.

Figure 3 shows the proposed site plan. At completion, the site facilities would consist of a total of 73,589 square feet, an increase in square footage of 18,179 square feet.

Potential sources of noise assessed in this report include vehicular traffic, construction and demolition, the children play areas, outdoor amplified music, and the parking structure. No other significant sources of noise are anticipated.

4.2 VEHICULAR TRAFFIC

Noise from vehicular traffic on 17th Street, Adams Avenue, and Main Street would continue to affect the project site in the future. A 1% annual average growth rate was applied to the existing (2005) ADT to obtain the future (2030) ADT volumes (City of Huntington Beach 2007). Using this growth rate, the future ADT volumes would be approximately 11,542 vehicles for 17th Street, 6,156 vehicles for Adams Avenue, and 10,259 vehicles for Main Street.

The Federal Highway Administration (FHWA) Traffic Noise Model (TNM) version 2.5 was used to calculate future traffic noise levels at the onsite receptors. The modeling effort considered roadway alignments, estimated average vehicle speed, peak-hour traffic volume, and vehicle mix. The model was calibrated using actual traffic counts and sound level measurements. Measured sound levels at ML1 and ML4 varied from modeled sound levels by less than 2 dBA. At ML3, the measured sound level was 2 dBA higher than the modeled sound level due to the congestion at the stop sign at Adams Avenue, caused by student pick-up. Future vehicular traffic calculations are summarized in Appendix A. All current roadway parameters were assumed to remain constant in the future, and were modeled accordingly. The peak-hour traffic volume was assumed to be 10 percent of the ADT on each roadway. The default ground type used in the model was "hard soil."

ATTACHMENT NO. 7.9

Calculations show that future exterior noise levels would be approximately 57 dBA Ldn at the Tidal Plaza, 44 dBA Ldn at the Little Squirts Court, 48 dBA Ldn at the Prayer Garden, 52 dBA Ldn at the Children's Outdoor Play area between Buildings B and C, and 54 dBA Ldn at the Children's Outdoor Play area west of Building B. Refer to Figure 3 and Table 3 for more details.

4.3 PROJECT-GENERATED TRAFFIC

The Trip Generation Study (Kimley-Horn and Associates, Inc. 2007) estimates that implementation of the project would increase the daily ADT from 505 vehicles to 670 vehicles (a 1.2 dBA Ldn increase) and would increase the Sunday ADT from 2,249 vehicles to 2,820 vehicles (a 1.0 dBA Ldn increase). Sound level variations of less than 3 dBA are not detectable by the average human ear. Therefore, the project-generated traffic noise level increase is considered not significant.

4.4 CONSTRUCTION / DEMOLITION

Construction and demolition activities at the proposed site would result in a short-term, temporary increase in the ambient noise level. The increase in noise level would be primarily experienced close to the noise source. The magnitude of the impact would depend on the type of construction activity, noise level generated by various pieces of construction equipment, duration of the construction phase, and distance between the noise source and receiver. Sound levels of typical construction equipment range from approximately 65 dBA to 95 dBA at 50 feet from the source (U.S. Environmental Protection Agency [U.S. EPA] 1971).

Construction activity and delivery of construction materials and equipment would be limited to the hours between 7:00 a.m. and 8:00 p.m., Monday through Saturday. A construction phasing plan has not been developed at this time; therefore, only a general estimate of construction noise levels can be provided. The site is currently developed and is relatively flat and would not require significant grading. Therefore, the primary noise from project construction would be from demolition, concrete trucks, loaders, and miscellaneous trucks and power tools used for building construction. The construction contractor would be required to comply with the City's Municipal Code.

4.5 CHILDREN PLAY AREA

An outdoor children play area would be located on the east and west side of the Children's Building. It is expected that up to 35 children will use each play area at one time during the daytime hours. The number and distribution of children were provided by Visioneering Studios.

The Cadna/A Noise Prediction Model was used to estimate the hourly sound level from children playing at the project property line. The model uses industry-accepted propagation algorithms and accepts sound power levels (in decibels re: 1 pico Watt) based on ISO 9613-2 standards. ISO 9613-2 is an internationally recognized standard that establishes a method for calculating the attenuation of sound during propagation outdoors, in order to predict the levels of environmental noise at a distance from a variety of sources. The method predicts the equivalent continuous A-weighted sound pressure level.

Noise from the children playing was modeled as an area source in the analysis. The sound power level of the activity of one child in a recreational area was assumed to be 87 dBA (Probst 1994). Based on this

measurement, calculations were performed to estimate a source level for the maximum number of children allowed in each recreation area at any one time (LW = (87 + 10*log(N) dBA), where N = number of children. This estimate is a worst-case scenario, grouping all children into one large group in a recreation area for a one-hour period.

The project site configuration was imported into Cadna/A from the project CAD files. Because of the uncertainty associated with any computer model, the site operating parameters were designed to evaluate a worst-case condition. The results show that the hourly sound level would be approximately 58 to 60 dBA Leq at the adjacent property line and exceed the City's 55 dBA sound level limit.

4.6 MISCELLANEOUS ACTIVITIES

Weddings, church services, meetings and daycare would be held within the various buildings. There will be no outdoor amplified music; however, there would be a localized speakers system that provides low volume background music. Although a detailed plan showing the location of the speakers is not available, the speakers will be calibrated to emit 70 dBA or less at 3 feet from any speaker. The resultant sound levels would be less than 50 dBA at any project property line and comply with the City's noise ordinance requirements

4.7 PARKING STRUCTURE

The proposed parking structure (#10 on Figure 3) would be built on the existing parking lot north of Agnes L. Smith Elementary School and west of existing residences. The structure would include three levels of parking, including the roof level.

Noise from parking structures typically consists of vehicles arriving and departing, vehicle movement within the parking structure, wheel squeal, car alarms, opening and closing of car doors, and peoples' voices. Quantification of parking structure noise is difficult to predict due to many variables. Variation in sound levels would depend on such factors as parking structure design and the number of vehicles moving through the structure at any given time. According to International Parking Design, the parking structure would not require mechanical ventilation to meet code (Visioneering Studios, 2007); therefore, no mechanical ventilation noise would occur.

The closest noise-sensitive area to the parking structure would be the residences to the east. In order to minimize noise generated from the parking structure, the east façade would be constructed of solid concrete. This would reduce noise generated by the parking structure to levels similar to the current condition.

SECTION 5 MITIGATION

5.1 VEHICULAR TRAFFIC

Future exterior traffic noise levels at exterior usable spaces would be in compliance with the City's Noise Element of the General Plan. No mitigation is required.

5.2 CONSTRUCTION

To minimize unnecessary annoyance from construction noise, the construction contractor should be required to comply with all provisions of the City's Municipal Code (Section 8.40.090(d)).

5.3 CHILDREN PLAY AREA

Acoustical calculations were performed using Cadna/A to estimate the height of a noise barrier that would be required to reduce noise from the children outdoor play area to 55 dBA Leq or below. The play area west of Building B has a 6-foot high noise barrier planned along the site perimeter. Calculations show that the barrier height must be increased 7-foot. A 7-foot high noise barrier will also be required at the children play area between buildings B and C. Figure 4 shows the location, height, and length of the proposed barriers. The barrier must be solid construction without holes or gaps, and have a minimum mass of 3.5 pounds per square foot. Materials such as masonry would satisfy this requirement.

SECTION 6 REFERENCES

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1996b. ISO 1996-2. Acoustics – Description and Measurement of Environmental Noise – Part 2: Acquisition of Data Pertinent to Land Use.

1996c. ISO 1996-3. Acoustics – Description and Measurement of Environmental Noise – Part 3: Application to Noise Limits.

Kimley-Horn and Associates, Inc. 2007. First Christian Church – Huntington Beach Trip Generation Study. January 5.

Visioneering Studios. 2006. Project Description, Site Plan. August 11.

Visioneering Studios. 2007. Email Confirmation that Mechanical Ventilation is not required for Marking Structure per International Parking Design, April 27.

Table 1
Sound Levels of Typical Noise Sources and Noise Environments

Noise Source (at Given Distance)	Noise Environment	A-Weighted Sound Level	Human Judgment of Noise Loudness (Relative to Reference Loudness of 70 Decibels*)
Military Jet Takeoff with Afterburner (50 ft)	Carrier Flight Deck	140 Decibels	128 times as loud
Civil Defense Siren (100 ft)		130	64 times as loud
Commercial Jet Take-off (200 ft)		120	32 times as loud **Threshold of Pain**
Pile Driver (50 ft)	Rock Music Concert Inside Subway Station (New York)	110	16 times as loud
Ambulance Siren (100 ft) Newspaper Press (5 ft) Gas Lawn Mower (3 ft)		100	8 times as loud **Very Loud**
Food Blender (3 ft) Propeller Plane Flyover (1,000 ft) Diesel Truck (150 ft)	Boiler Room Printing Press Plant	90	4 times as loud
Garbage Disposal (3 ft)	Noisy Urban Daytime	80	2 times as loud
Passenger Car, 65 mph (25 ft) Living Room Stereo (15 ft) Vacuum Cleaner (10 ft)	Commercial Areas	70	Reference Loudness **Moderately Loud**
Normal Speech (5 ft) Air Conditioning Unit (100 ft)	Data Processing Center Department Store	60	1/2 as loud
Light Traffic (100 ft)	Large Business Office Quiet Urban Daytime	50	1/4 as loud
Bird Calls (distant)	Quiet Urban Nighttime	40	1/8 as loud **Quiet**
Soft Whisper (5 ft)	Library and Bedroom at Night Quiet Rural Nighttime	30	1/16 as loud
	Broadcast and Recording Studio	20	1/32 as loud **Just Audible**
		0	1/64 as loud **Threshold of Hearing**

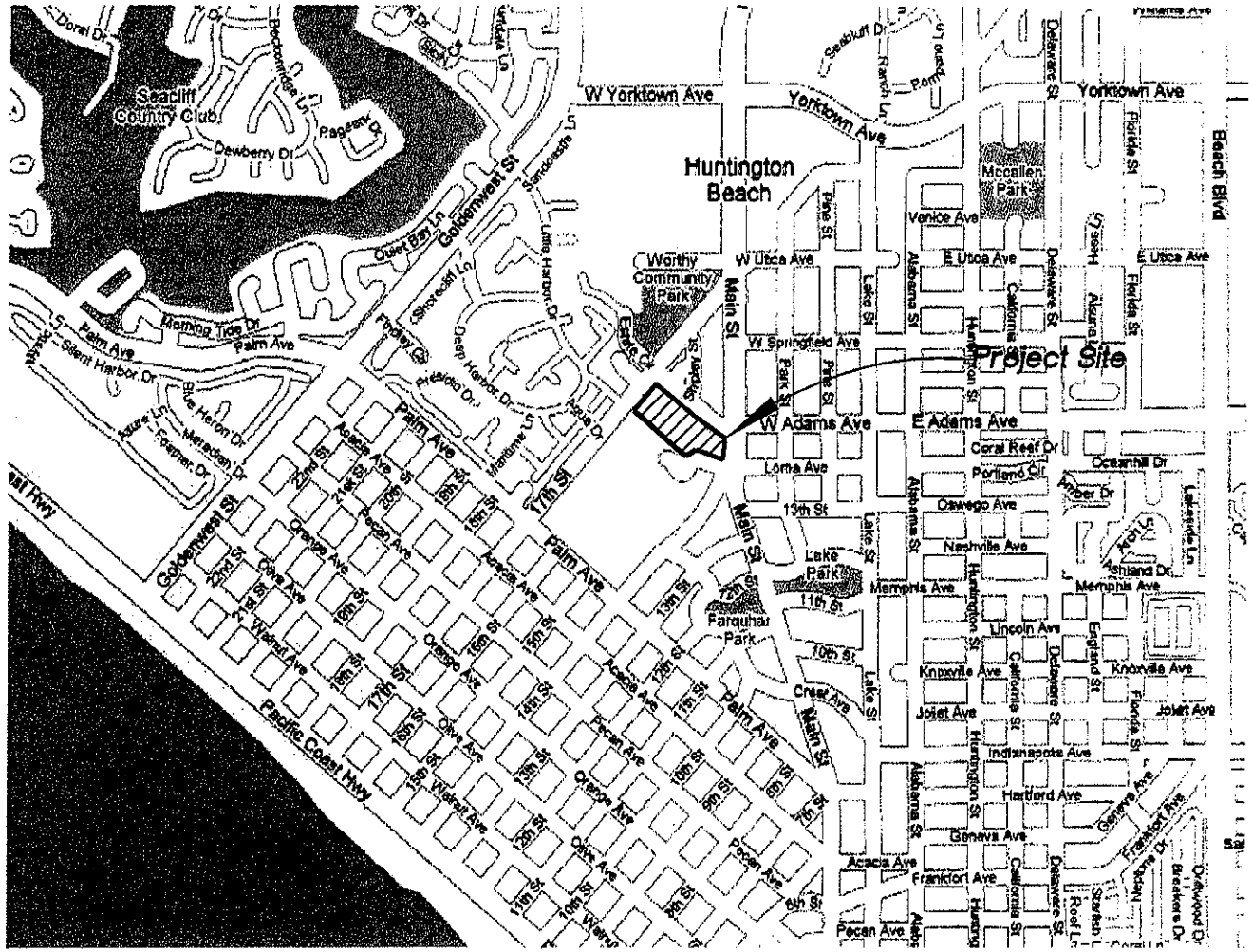
Source: Compiled by Kimley-Horn and Associates, Inc.

Table 2
Sound Level Measurements (dBA)

ID	Location	Time	Leq	Lmin	Lmax	L10	L50	L90	Cars	MT	HT
ML1	Adams Avenue, West of Shipley Street	7:00-7:30	64.3	47.6	77.0	68.7	58.9	51.4	141	3	1
ML2	Main Street, North of Loma Avenue	7:30-8:00	66.1	49.3	80.2	70.2	62.6	55.1	236	10	1
ML3	17th Street, North of Veering Circle	8:00-8:30	70.5	54.6	84.6	73.1	68.7	63.6	483	10	3
ML4	South End Property Line, Adjacent to School	8:30-9:00	55.3	49.5	66.0	57.6	54.2	51.9	296	4	3

Table 3
Future Exterior Traffic Noise Levels (dBA Ldn)

Location	Noise Level
Tidal Plaza	49-56
Little Squirts Court	43
Prayer Garden	48
Children's Outdoor Play (Between Buildings B and C)	43-52
Children's Outdoor Play (West of Building B)	50-54



Not to Scale

Figure 1

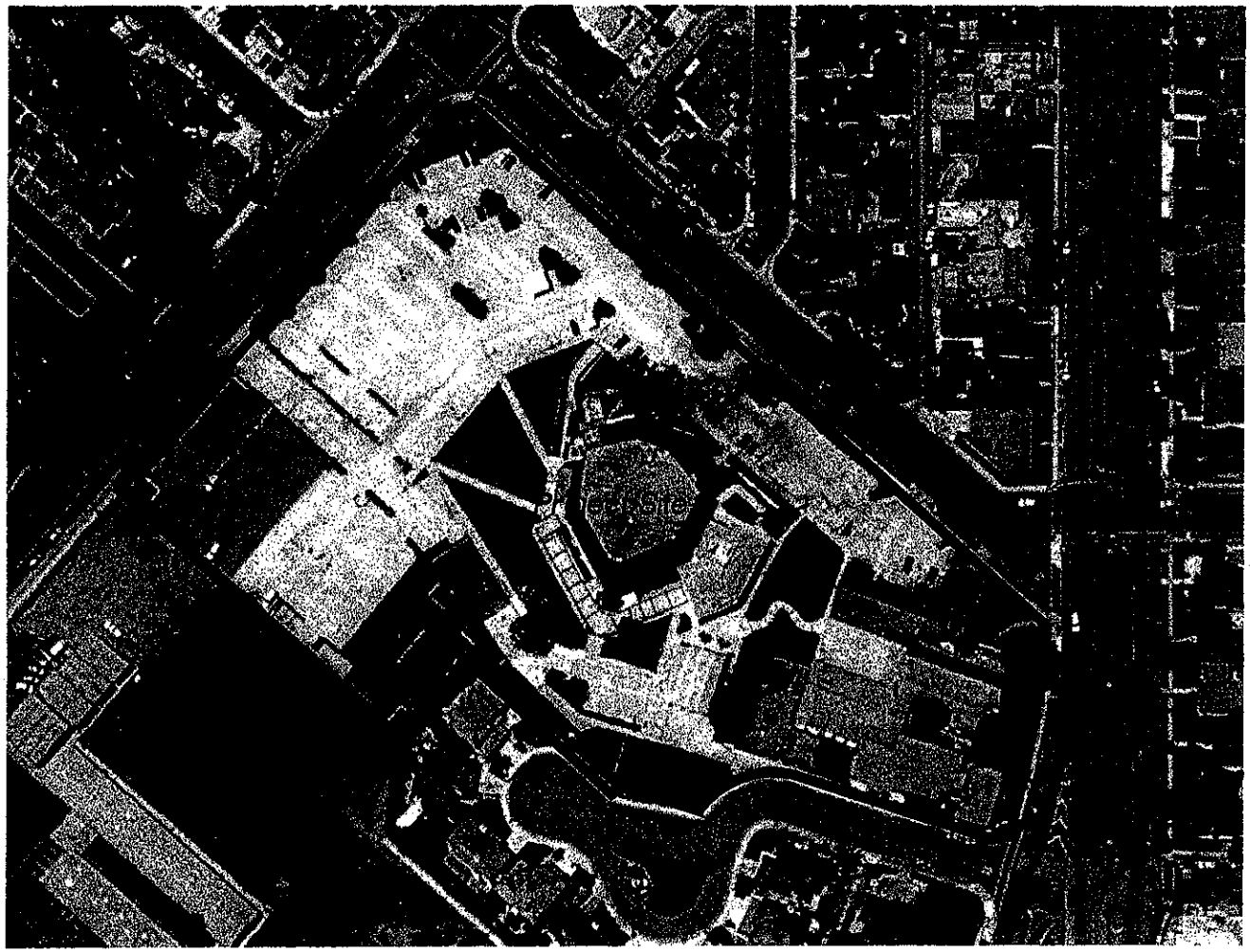
Vicinity Map

Kimley-Horn and Associates, Inc.

K:\094520000\CAD\Fig1 Vicinity Map.dwg 2-06-07-2:17 PM

ATTACHMENT NO. 7-16

Not to Scale



D2 . 127

Figure 2

Sound Level Measurement Locations

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants

K:\094520000\CAD\Fig2 SLM Location.dwg 2-06-07-2:40 PM

ATTACHMENT NO. 7.17

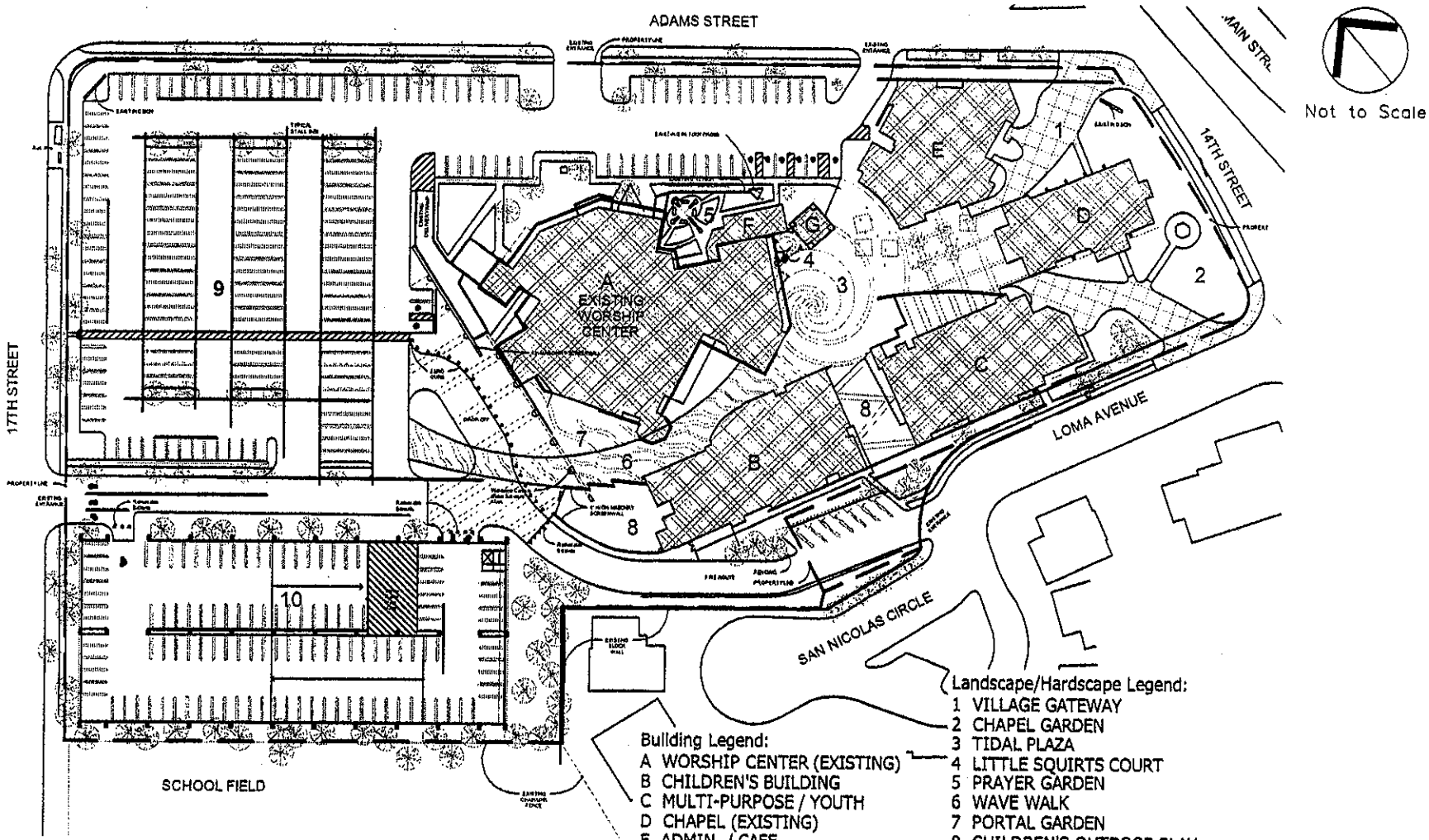


Figure 3

Site Plan

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants

K:\109452003\C4D\Fig3 Future Site Plan.dwg 2-06-03-2:36 PM

ATTACHMENT NO. 7.18

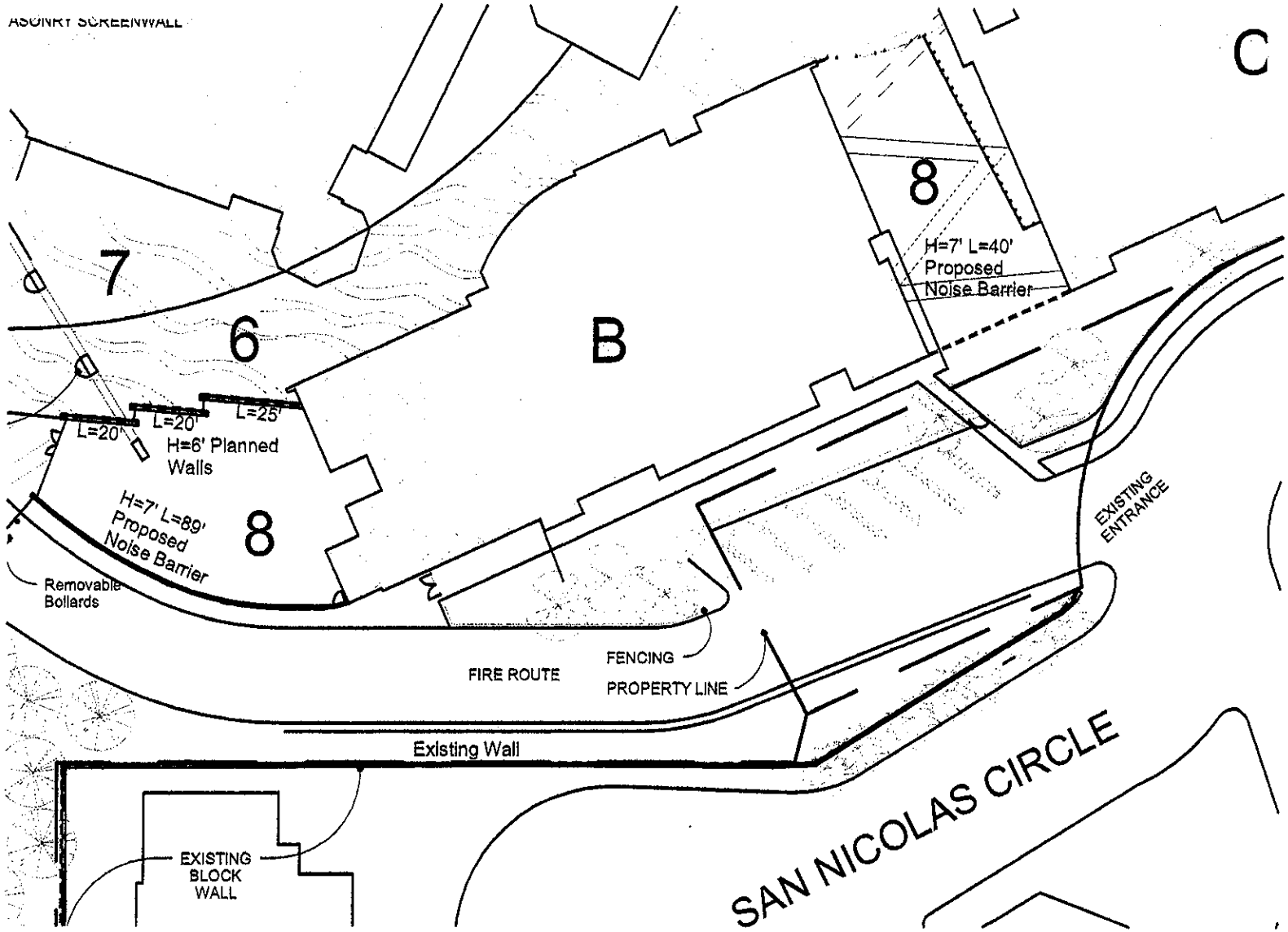


Figure 4

Barrier Locations

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants

K:\ONOISE\093452000\CAD\Fig4 Barrier Locations.dwg 4-23-07-11:41 AM

D2 . 129

ATTACHMENT NO. 7-19

Kimley-Horn and Associates, Inc.
S.Shirayama

8 February 2007
TNM 2.5

INPUT: ROADWAYS
PROJECT/CONTRACT: Huntington Beach First Christian Church
RUN: Calibration

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with the approval of FHWA

Roadway Name	Width	Points Name	No.	Coordinates (pavement) X	Y	Z	Flow Control Control Device	Speed Constraint	Percent Vehicles Affected	Segment Pvmt Type	On Struct?
	ft			ft	ft	ft		mph	%		
17th NB-1	25.0	point13	13	-378.2	-1,141.6	0.00				Average	
		point12	12	185.8	-502.2	0.00				Average	
		point11	11	636.1	10.0	0.00					
Main NB-1	12.0	point48	48	1,425.5	-1,347.6	0.00				Average	
		point47	47	1,369.3	-1,174.4	0.00				Average	
		point46	46	1,322.7	-1,019.6	0.00				Average	
		point45	45	1,314.8	-973.4	0.00				Average	
		point44	44	1,308.6	-910.2	0.00				Average	
		point43	43	1,312.1	-831.9	0.00				Average	
		point42	42	1,323.5	-760.9	0.00				Average	
		point41	41	1,326.7	-718.9	0.00				Average	
		point40	40	1,326.3	-472.8	0.00					
Adams WB-2	12.0	point106	106	1,412.6	-396.2	0.00	Signal	0.00	65	Average	
		point33	33	1,362.0	-396.5	0.00				Average	
		point32	32	1,326.2	-396.3	0.00				Average	
		point31	31	1,264.7	-396.0	0.00				Average	
		point30	30	1,192.3	-395.7	0.00				Average	
		point29	29	698.9	29.4	0.00					
17th SB-2	25.0	point111	111	669.0	86.9	0.00	Stop	0.00	100	Average	
		point4	4	649.4	64.5	0.00				Average	
		point3	3	637.4	50.7	0.00				Average	
		point2	2	208.2	-436.3	0.00				Average	
		point1	1	-394.7	-1,120.4	0.00					
Adams EB-2	12.0	point113	113	604.4	83.8	0.00	Stop	0.00	100	Average	
		point107	107	637.4	50.7	0.00				Average	

		point21	21	656.2	31.8	0.00				Average	
		point20	20	680.9	7.1	0.00				Average	
		point19	19	1,164.7	-410.8	0.00				Average	
		point18	18	1,212.8	-414.7	0.00					
Main SB-2	12.0	point115	115	1,264.3	-325.3	0.00	Signal	0.00	35	Average	
		point57	57	1,264.3	-375.4	0.00				Average	
		point56	56	1,264.7	-396.0	0.00				Average	
		point55	55	1,265.0	-414.7	0.00				Average	
		point54	54	1,266.5	-494.2	0.00				Average	
		point53	53	1,266.5	-745.8	0.00				Average	
		point52	52	1,266.5	-764.4	0.00				Average	
		point51	51	1,266.5	-828.4	0.00				Average	
		point50	50	1,278.6	-933.6	0.00				Average	
		point49	49	1,410.8	-1,349.0	0.00					

Kimley-Horn and Associates, Inc.
S.Shirayama
8 February 2007
TNM 2.5

INPUT: TRAFFIC FOR LAeq1h Volumes
PROJECT/CONTRACT: Huntington Beach First Christian Church
RUN: Calibration

Roadway Name	Points Name	No.	Segment Autos		MTrucks		HTrucks		Buses		Motorcycles	
			V	S	V	S	V	S	V	S	V	S
			veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
17th NB-1	point13	13	524	40	4	40	2	40	0	0	0	0
	point12	12	524	40	4	40	2	40	0	0	0	0
	point11	11										
Main NB-1	point48	48	278	40	14	40	2	40	0	0	0	0
	point47	47	278	40	14	40	2	40	0	0	0	0
	point46	46	278	40	14	40	2	40	0	0	0	0
	point45	45	278	40	14	40	2	40	0	0	0	0
	point44	44	278	40	14	40	2	40	0	0	0	0
	point43	43	278	40	14	40	2	40	0	0	0	0
	point42	42	278	40	14	40	2	40	0	0	0	0
	point41	41	278	40	14	40	2	40	0	0	0	0
	point40	40										
Adams WB-2	point106	106	141	25	5	25	1	25	0	0	0	0
	point33	33	141	25	5	25	1	25	0	0	0	0
	point32	32	141	25	5	25	1	25	0	0	0	0
	point31	31	141	25	5	25	1	25	0	0	0	0
	point30	30	141	25	5	25	1	25	0	0	0	0
	point29	29										
17th SB-2	point111	111	442	40	16	40	4	40	0	0	0	0
	point4	4	442	40	16	40	4	40	0	0	0	0
	point3	3	442	40	16	40	4	40	0	0	0	0
	point2	2	442	40	16	40	4	40	0	0	0	0

	point1	1										
Adams EB-2	point113	113	141	25	5	25	1	25	0	0	0	0
	point107	107	141	25	5	25	1	25	0	0	0	0
	point21	21	141	25	5	25	1	25	0	0	0	0
	point20	20	141	25	5	25	1	25	0	0	0	0
	point19	19	141	25	5	25	1	25	0	0	0	0
	point18	18										
Main SB-2	point115	115	194	40	6	40	0	0	0	0	0	0
	point57	57	194	40	6	40	0	0	0	0	0	0
	point56	56	194	40	6	40	0	0	0	0	0	0
	point55	55	194	40	6	40	0	0	0	0	0	0
	point54	54	194	40	6	40	0	0	0	0	0	0
	point53	53	194	40	6	40	0	0	0	0	0	0
	point52	52	194	40	6	40	0	0	0	0	0	0
	point51	51	194	40	6	40	0	0	0	0	0	0
	point50	50	194	40	6	40	0	0	0	0	0	0
	point49	49										

INPUT: RECEIVERS

Huntington Beach First Christian Church

Kimley-Horn and Associates, Inc.
S.Shirayama

8 February 2007
TNM 2.5

INPUT: RECEIVERS

PROJECT/CONTRACT: Huntington Beach First Christian Church
RUN: Calibration

Receiver Name	No.	#DUs	Coordinates (ground)			Height above Ground	Input Sound Levels and Criteria				Active in Calc.
			X	Y	Z		Existing LAeq1h	Impact Criteria LAeq1h	Sub'l	NR Goal	
			ft	ft	ft	ft	dBA	dBA	dB	dB	
ML3	1	1	466.0	-98.6	0.00	4.92	0.00	66	10.0	8.0	Y
ML4	2	1	588.6	-598.8	0.00	4.92	0.00	66	10.0	8.0	Y
ML1	3	1	891.8	-119.3	0.00	4.92	0.00	66	10.0	8.0	Y
ML2	4	1	1,350.7	-719.8	0.00	4.92	0.00	66	10.0	8.0	Y

ATTACHMENT NO. 2.24

Kimley-Horn and Associates, Inc.
S.Shirayama

8 February 2007
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS

PROJECT/CONTRACT: Huntington Beach First Christian Church
RUN: Calibration
BARRIER DESIGN: INPUT HEIGHTS

ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h Calculated	Crit'n	Increase over existing Calculated	Increase over existing Crit'n Sub'l Inc	Type Impact	With Barrier Calculated LAeq1h	Noise Reduction Calculated	Noise Reduction Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
ML3	1	1	0.0	66.5	66	66.5	10	Snd Lvl	66.5	0.0	8	-8.0
ML4	2	1	0.0	56.4	66	56.4	10	----	56.4	0.0	8	-8.0
ML1	3	1	0.0	64.1	66	64.1	10	----	64.1	0.0	8	-8.0
ML2	4	1	0.0	65.1	66	65.1	10	----	65.1	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction Min	Avg	Max
		dB	dB	dB
All Selected	4	0.0	0.0	0.0
All Impacted	1	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

D2.135

Kimley-Horn and Associates, Inc.
S.Shirayama

8 February 2007
TNM 2.5

INPUT: ROADWAYS
PROJECT/CONTRACT: Huntington Beach First Christian Church
RUN: Future 2030

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with the approval of FHWA

Roadway Name	Width	Points Name	No.	Coordinates (pavement) X	Y	Z	Flow Control Control Device	Speed Constraint	Percent Vehicles Affected	Segment Pvmt Type	On Struct?
	ft			ft	ft	ft		mph	%		
17th NB-1	25.0	point13	13	-378.2	-1,141.6	0.00				Average	
		point12	12	185.8	-502.2	0.00				Average	
		point11	11	636.1	10.0	0.00					
Main NB-1	12.0	point48	48	1,425.5	-1,347.6	0.00				Average	
		point47	47	1,369.3	-1,174.4	0.00				Average	
		point46	46	1,322.7	-1,019.6	0.00				Average	
		point45	45	1,314.8	-973.4	0.00				Average	
		point44	44	1,308.6	-910.2	0.00				Average	
		point43	43	1,312.1	-831.9	0.00				Average	
		point42	42	1,323.5	-760.9	0.00				Average	
		point41	41	1,326.7	-718.9	0.00				Average	
		point40	40	1,326.3	-472.8	0.00					
Adams WB-2	12.0	point106	106	1,412.6	-396.2	0.00	Signal	0.00	65	Average	
		point33	33	1,362.0	-396.5	0.00				Average	
		point32	32	1,326.2	-396.3	0.00				Average	
		point31	31	1,264.7	-396.0	0.00				Average	
		point30	30	1,192.3	-395.7	0.00				Average	
		point29	29	698.9	29.4	0.00					
17th SB-2	25.0	point111	111	669.0	86.9	0.00	Stop	0.00	100	Average	
		point4	4	649.4	64.5	0.00				Average	
		point3	3	637.4	50.7	0.00				Average	
		point2	2	208.2	-436.3	0.00				Average	
		point1	1	-394.7	-1,120.4	0.00					
Adams EB-2	12.0	point113	113	604.4	83.8	0.00	Stop	0.00	100	Average	
		point107	107	637.4	50.7	0.00				Average	

		point21	21	656.2	31.8	0.00				Average	
		point20	20	680.9	7.1	0.00				Average	
		point19	19	1,164.7	-410.8	0.00				Average	
		point18	18	1,212.8	-414.7	0.00					
Main SB-2	12.0	point115	115	1,264.3	-325.3	0.00	Signal	0.00	35	Average	
		point57	57	1,264.3	-375.4	0.00				Average	
		point56	56	1,264.7	-396.0	0.00				Average	
		point55	55	1,265.0	-414.7	0.00				Average	
		point54	54	1,266.5	-494.2	0.00				Average	
		point53	53	1,266.5	-745.8	0.00				Average	
		point52	52	1,266.5	-764.4	0.00				Average	
		point51	51	1,266.5	-828.4	0.00				Average	
		point50	50	1,278.6	-933.6	0.00				Average	
		point49	49	1,410.8	-1,349.0	0.00					

ATTACHMENT NO. 7-27

D2 . 137

Kimley-Horn and Associates, Inc. 8 February 2007
S.Shirayama TNM 2.5

INPUT: TRAFFIC FOR LAeq1h Volumes
PROJECT/CONTRACT: Huntington Beach First Christian Church
RUN: Future 2030

Roadway Name	Points Name	No.	Segment Autos		MTrucks		HTrucks		Buses		Motorcycles	
			V	S	V	S	V	S	V	S	V	S
			veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph	veh/hr	mph
17th NB-1	point13	13	560	40	12	40	6	40	0	0	0	0
	point12	12	560	40	12	40	6	40	0	0	0	0
	point11	11										
Main NB-1	point48	48	487	40	21	40	5	40	0	0	0	0
	point47	47	487	40	21	40	5	40	0	0	0	0
	point46	46	487	40	21	40	5	40	0	0	0	0
	point45	45	487	40	21	40	5	40	0	0	0	0
	point44	44	487	40	21	40	5	40	0	0	0	0
	point43	43	487	40	21	40	5	40	0	0	0	0
	point42	42	487	40	21	40	5	40	0	0	0	0
	point41	41	487	40	21	40	5	40	0	0	0	0
	point40	40										
Adams WB-2	point106	106	295	25	9	25	3	25	0	0	0	0
	point33	33	295	25	9	25	3	25	0	0	0	0
	point32	32	295	25	9	25	3	25	0	0	0	0
	point31	31	295	25	9	25	3	25	0	0	0	0
	point30	30	295	25	9	25	3	25	0	0	0	0
	point29	29										
17th SB-2	point111	111	560	40	12	40	6	40	0	0	0	0
	point4	4	560	40	12	40	6	40	0	0	0	0
	point3	3	560	40	12	40	6	40	0	0	0	0
	point2	2	560	40	12	40	6	40	0	0	0	0

INPUT: TRAFFIC FOR LAeq1h Volumes **Huntington Beach First Christian Church**

	point1	1										
Adams EB-2	point113	113	295	25	9	25	3	25	0	0	0	0
	point107	107	295	25	9	25	3	25	0	0	0	0
	point21	21	295	25	9	25	3	25	0	0	0	0
	point20	20	295	25	9	25	3	25	0	0	0	0
	point19	19	295	25	9	25	3	25	0	0	0	0
	point18	18										
Main SB-2	point115	115	487	40	21	40	5	40	0	0	0	0
	point57	57	487	40	21	40	5	40	0	0	0	0
	point56	56	487	40	21	40	5	40	0	0	0	0
	point55	55	487	40	21	40	5	40	0	0	0	0
	point54	54	487	40	21	40	5	40	0	0	0	0
	point53	53	487	40	21	40	5	40	0	0	0	0
	point52	52	487	40	21	40	5	40	0	0	0	0
	point51	51	487	40	21	40	5	40	0	0	0	0
	point50	50	487	40	21	40	5	40	0	0	0	0
	point49	49										

INPUT: RECEIVERS

Kimley-Horn and Associates, Inc.
S.Shirayama
8 February 2007
TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: Huntington Beach First Christian Church
RUN: Future 2030

Receiver Name	No.	#DUs	Coordinates (ground) X	Y	Z	Height above Ground	Input Sound Levels and Criteria: Existing LAeq1h	Impact Criteria LAeq1h	Impact Criteria Sub'l	NR Goal	Active in Calc.
			ft	ft	ft	ft	dBA	dBA	dB	dB	
E of Bldg C	6	1	1,094.9	-644.5	0.00	4.92	0.00	66	10.0	8.0	Y
E of Bldg D	7	1	1,206.5	-597.0	0.00	4.92	0.00	66	10.0	8.0	Y
N of Bldg E	8	1	1,140.9	-433.7	0.00	4.92	0.00	66	10.0	8.0	Y
N of Bldg A	9	1	934.5	-356.4	0.00	4.92	0.00	66	10.0	8.0	Y
#8 W of Bldg B - 1	10	1	747.3	-553.0	0.00	4.92	0.00	66	10.0	8.0	Y
#8 W of Bldg B - 2	11	1	711.2	-490.0	0.00	4.92	0.00	66	10.0	8.0	Y
#8 W of Bldg B - 3	12	1	725.4	-482.3	0.00	4.92	0.00	66	10.0	8.0	Y
#8 W of Bldg B - 4	13	1	766.8	-517.8	0.00	4.92	0.00	66	10.0	8.0	Y
#8 BTW Bldg B & C - 1	14	1	935.3	-581.7	0.00	4.92	0.00	66	10.0	8.0	Y
#8 BTW Bldg B & C - 2	15	1	923.3	-618.5	0.00	4.92	0.00	66	10.0	8.0	Y
#8 BTW Bldg B & C - 3	16	1	943.8	-548.7	0.00	4.92	0.00	66	10.0	8.0	Y
#3 - 1	17	1	1,039.0	-522.4	0.00	4.92	0.00	66	10.0	8.0	Y
#3 - 2	18	1	1,012.2	-500.7	0.00	4.92	0.00	66	10.0	8.0	Y
#3 - 3	19	1	1,025.6	-466.6	0.00	4.92	0.00	66	10.0	8.0	Y
#3 - 4	20	1	976.6	-497.1	0.00	4.92	0.00	66	10.0	8.0	Y
#4	21	1	968.3	-449.4	0.00	4.92	0.00	66	10.0	8.0	Y
#5	22	1	926.4	-382.7	0.00	4.92	0.00	66	10.0	8.0	Y

Kimley-Horn and Associates, Inc.					8 February 2007															
S.Shirayama					TNM 2.5															
INPUT: BARRIERS																				
PROJECT/CONTRACT:	Huntington Beach First Christian Church																			
RUN:	Future 2030																			
Barrier									Points											
Name	Type	Height		If Wall	If Berm			Add'tnl	Name	No.	Coordinates (bottom)			Height	Segment					
		Min	Max	$ per	$ per	Top	Run:Rise	$ per			X	Y	Z	at	Seg Ht Perturbs			On	Struct?	Important Reflec-tions?
				Unit	Unit	Width		Unit						Point	Incre-ment	#Up	#Dn			
				Area	Vol.			Length												
		ft	ft	$/sq ft	$/cu yd	ft	ft:ft	$/ft			ft	ft	ft	ft	ft					
Building A	W	0.00	99.99	0.00				0.00	point1	1	776.5	-325.3	0.00	33.00	0.00	0	0			
									point2	2	802.2	-319.8	0.00	33.00	0.00	0	0			
									point3	3	804.8	-331.6	0.00	33.00	0.00	0	0			
									point4	4	837.1	-324.1	0.00	33.00	0.00	0	0			
									point5	5	880.6	-339.1	0.00	33.00	0.00	0	0			
									point6	6	910.5	-376.2	0.00	33.00	0.00	0	0			
									point7	7	891.8	-390.9	0.00	33.00	0.00	0	0			
									point8	8	899.1	-400.1	0.00	33.00	0.00	0	0			
									point9	9	893.8	-409.8	0.00	33.00	0.00	0	0			
									point10	10	916.2	-422.3	0.00	33.00	0.00	0	0			
									point11	11	923.3	-426.3	0.00	33.00	0.00	0	0			
									point12	12	928.5	-417.3	0.00	33.00	0.00	0	0			
									point13	13	964.4	-437.4	0.00	33.00	0.00	0	0			
									point14	14	963.9	-438.4	0.00	33.00	0.00	0	0			
									point15	15	959.6	-435.9	0.00	33.00	0.00	0	0			
									point16	16	926.9	-493.0	0.00	33.00	0.00	0	0			
									point17	17	923.1	-494.7	0.00	33.00	0.00	0	0			
									point18	18	924.9	-499.2	0.00	33.00	0.00	0	0			
									point19	19	893.1	-511.6	0.00	33.00	0.00	0	0			
									point20	20	882.2	-483.9	0.00	33.00	0.00	0	0			
									point21	21	885.3	-476.8	0.00	33.00	0.00	0	0			
									point22	22	878.4	-459.4	0.00	33.00	0.00	0	0			
									point23	23	828.3	-479.1	0.00	33.00	0.00	0	0			
									point24	24	826.8	-475.4	0.00	33.00	0.00	0	0			
									point25	25	814.3	-480.5	0.00	33.00	0.00	0	0			
									point26	26	815.9	-484.3	0.00	33.00	0.00	0	0			
									point27	27	815.2	-484.3	0.00	33.00	0.00	0	0			
									point28	28	817.6	-489.8	0.00	33.00	0.00	0	0			
									point29	29	816.1	-494.1	0.00	33.00	0.00	0	0			
									point30	30	806.7	-499.4	0.00	33.00	0.00	0	0			
									point31	31	796.7	-495.9	0.00	33.00	0.00	0	0			
									point32	32	792.5	-486.0	0.00	33.00	0.00	0	0			
									point33	33	793.9	-481.7	0.00	33.00	0.00	0	0			
									point34	34	799.2	-478.8	0.00	33.00	0.00	0	0			
									point35	35	798.7	-478.3	0.00	33.00	0.00	0	0			

									point36	36	802.3	-476.4	0.00	33.00	0.00	0	0		
									point37	37	795.5	-484.7	0.00	33.00	0.00	0	0		
									point38	38	792.5	-486.4	0.00	33.00	0.00	0	0		
									point39	39	765.6	-418.5	0.00	33.00	0.00	0	0		
									point40	40	766.7	-417.8	0.00	33.00	0.00	0	0		
									point41	41	767.1	-402.7	0.00	33.00	0.00	0	0		
									point42	42	753.2	-400.4	0.00	33.00	0.00	0	0		
									point43	43	758.8	-366.8	0.00	33.00	0.00	0	0		
									point44	44	784.3	-371.4	0.00	33.00	0.00	0	0		
									point45	45	785.0	-367.1	0.00	33.00	0.00	0	0		
									point46	46	804.1	-362.7	0.00	33.00	0.00	0	0		
									point47	47	800.0	-345.3	0.00	33.00	0.00	0	0		
									point48	48	782.2	-349.5	0.00	33.00	0.00	0	0		
									point49	48	776.5	-325.3	0.00	33.00					
Building F	W	0.00	99.99	0.00				0.00	point54	54	916.5	-421.7	0.00	16.00	0.00	0	0		
									point55	55	921.3	-413.0	0.00	16.00	0.00	0	0		
									point56	56	933.2	-406.5	0.00	16.00	0.00	0	0		
									point57	57	941.0	-410.8	0.00	16.00	0.00	0	0		
									point58	58	944.9	-403.6	0.00	16.00	0.00	0	0		
									point59	59	984.3	-425.8	0.00	16.00	0.00	0	0		
									point60	60	975.0	-442.6	0.00	16.00	0.00	0	0		
									point61	61	928.0	-416.2	0.00	16.00	0.00	0	0		
									point62	62	922.9	-425.2	0.00	16.00	0.00	0	0		
									point63	63	916.5	-421.7	0.00	16.00					
Building B	W	0.00	99.99	0.00				0.00	point64	64	750.5	-561.3	0.00	34.00	0.00	0	0		
									point65	65	754.8	-547.4	0.00	34.00	0.00	0	0		
									point66	66	763.5	-550.2	0.00	34.00	0.00	0	0		
									point67	67	765.9	-542.5	0.00	34.00	0.00	0	0		
									point68	68	775.5	-545.5	0.00	34.00	0.00	0	0		
									point69	69	778.3	-536.4	0.00	34.00	0.00	0	0		
									point70	70	768.8	-533.4	0.00	34.00	0.00	0	0		
									point71	71	775.5	-511.7	0.00	34.00	0.00	0	0		
									point72	72	773.6	-511.1	0.00	34.00	0.00	0	0		
									point73	73	773.9	-510.2	0.00	34.00	0.00	0	0		
									point74	74	823.0	-525.5	0.00	34.00	0.00	0	0		
									point75	75	823.7	-523.3	0.00	34.00	0.00	0	0		
									point76	76	829.4	-525.0	0.00	34.00	0.00	0	0		
									point77	77	830.6	-521.1	0.00	34.00	0.00	0	0		
									point78	78	841.6	-517.2	0.00	34.00	0.00	0	0		
									point79	79	847.5	-518.3	0.00	34.00	0.00	0	0		
									point80	80	853.4	-516.3	0.00	34.00	0.00	0	0		
									point81	81	855.3	-516.5	0.00	34.00	0.00	0	0		
									point82	82	864.9	-518.6	0.00	34.00	0.00	0	0		
									point83	83	865.2	-517.8	0.00	34.00	0.00	0	0		
									point84	84	889.4	-525.4	0.00	34.00	0.00	0	0		
									point85	85	888.2	-529.4	0.00	34.00	0.00	0	0		
									point86	86	896.5	-532.0	0.00	34.00	0.00	0	0		
									point87	87	897.7	-528.0	0.00	34.00	0.00	0	0		

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ATTACHMENT NO. 7.32

									point88	88	930.7	-538.3	0.00	34.00	0.00	0	0		
									point89	89	930.4	-539.4	0.00	34.00	0.00	0	0		
									point90	90	928.5	-536.8	0.00	34.00	0.00	0	0		
									point91	91	914.8	-582.4	0.00	34.00	0.00	0	0		
									point92	92	911.5	-581.4	0.00	34.00	0.00	0	0		
									point93	93	909.5	-587.7	0.00	34.00	0.00	0	0		
									point94	94	912.0	-588.4	0.00	34.00	0.00	0	0		
									point95	95	904.1	-613.6	0.00	34.00	0.00	0	0		
									point96	96	883.7	-607.2	0.00	34.00	0.00	0	0		
									point97	97	885.4	-601.9	0.00	34.00	0.00	0	0		
									point98	98	875.9	-598.9	0.00	34.00	0.00	0	0		
									point99	99	874.2	-604.3	0.00	34.00	0.00	0	0		
									point100	100	831.1	-590.8	0.00	34.00	0.00	0	0		
									point101	101	832.2	-587.2	0.00	34.00	0.00	0	0		
									point102	102	811.7	-580.8	0.00	34.00	0.00	0	0		
									point103	103	810.6	-584.3	0.00	34.00	0.00	0	0		
									point104	104	800.3	-581.1	0.00	34.00	0.00	0	0		
									point105	105	801.2	-578.0	0.00	34.00	0.00	0	0		
									point106	106	759.0	-564.8	0.00	34.00	0.00	0	0		
									point107	107	759.2	-564.0	0.00	34.00	0.00	0	0		
									point108	108	750.5	-561.3	0.00	34.00					
Building C	W	0.00	99.99	0.00				0.00	point109	109	963.6	-548.5	0.00	28.00	0.00	0	0		
									point110	110	971.6	-551.1	0.00	28.00	0.00	0	0		
									point111	111	968.3	-561.7	0.00	28.00	0.00	0	0		
									point112	112	977.3	-564.5	0.00	28.00	0.00	0	0		
									point113	113	978.9	-559.6	0.00	28.00	0.00	0	0		
									point114	114	986.4	-562.0	0.00	28.00	0.00	0	0		
									point115	115	984.6	-567.7	0.00	28.00	0.00	0	0		
									point116	116	989.6	-569.3	0.00	28.00	0.00	0	0		
									point117	117	991.6	-563.6	0.00	28.00	0.00	0	0		
									point118	118	1,056.3	-583.8	0.00	28.00	0.00	0	0		
									point119	119	1,057.0	-581.4	0.00	28.00	0.00	0	0		
									point120	120	1,065.9	-584.2	0.00	28.00	0.00	0	0		
									point121	121	1,064.2	-589.5	0.00	28.00	0.00	0	0		
									point122	122	1,078.4	-593.3	0.00	28.00	0.00	0	0		
									point123	123	1,072.0	-607.2	0.00	28.00	0.00	0	0		
									point124	124	1,083.2	-610.7	0.00	28.00	0.00	0	0		
									point125	125	1,090.4	-625.6	0.00	28.00	0.00	0	0		
									point126	126	1,080.0	-658.8	0.00	28.00	0.00	0	0		
									point127	127	1,045.7	-647.9	0.00	28.00	0.00	0	0		
									point128	128	1,044.0	-653.2	0.00	28.00	0.00	0	0		
									point129	129	1,022.5	-646.5	0.00	28.00	0.00	0	0		
									point130	130	1,021.3	-650.3	0.00	28.00	0.00	0	0		
									point131	131	983.1	-638.3	0.00	28.00	0.00	0	0		
									point132	132	984.3	-634.5	0.00	28.00	0.00	0	0		
									point133	133	955.7	-625.5	0.00	28.00	0.00	0	0		
									point134	134	954.5	-629.4	0.00	28.00	0.00	0	0		
									point135	135	942.3	-625.6	0.00	28.00	0.00	0	0		

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ATTACHMENT NO. 7.33

INPUT: BARRIERS

Huntington Beach First Christian Church

									point136	136	961.2	-585.2	0.00	28.00	0.00	0	0		
									point137	137	958.6	-584.5	0.00	28.00	0.00	0	0		
									point138	138	953.6	-548.5	0.00	28.00					
Building C Wall	W	0.00	99.99	0.00				0.00	point139	139	992.7	-523.9	0.00	16.00	0.00	0	0		
									point140	140	1,008.4	-533.5	0.00	16.00	0.00	0	0		
									point141	141	1,031.9	-550.9	0.00	16.00	0.00	0	0		
									point142	142	1,048.5	-565.7	0.00	16.00	0.00	0	0		
									point143	143	1,060.1	-577.7	0.00	16.00	0.00	0	0		
									point144	144	1,063.1	-581.1	0.00	16.00					
Building D	W	0.00	99.99	0.00				0.00	point145	145	1,061.1	-586.9	0.00	42.00	0.00	0	0		
									point146	146	1,059.6	-542.6	0.00	42.00	0.00	0	0		
									point147	147	1,101.0	-546.8	0.00	42.00	0.00	0	0		
									point148	148	1,106.1	-532.4	0.00	42.00	0.00	0	0		
									point149	149	1,126.1	-539.6	0.00	42.00	0.00	0	0		
									point150	150	1,125.1	-542.3	0.00	42.00	0.00	0	0		
									point151	151	1,137.6	-546.7	0.00	42.00	0.00	0	0		
									point152	152	1,138.6	-543.9	0.00	42.00	0.00	0	0		
									point153	153	1,140.0	-544.4	0.00	42.00	0.00	0	0		
									point154	154	1,139.0	-547.2	0.00	42.00	0.00	0	0		
									point155	155	1,151.9	-551.8	0.00	42.00	0.00	0	0		
									point156	156	1,152.9	-548.9	0.00	42.00	0.00	0	0		
									point157	157	1,154.3	-549.4	0.00	42.00	0.00	0	0		
									point158	158	1,153.3	-552.3	0.00	42.00	0.00	0	0		
									point159	159	1,166.2	-556.8	0.00	42.00	0.00	0	0		
									point160	160	1,167.2	-554.0	0.00	42.00	0.00	0	0		
									point161	161	1,168.6	-554.5	0.00	42.00	0.00	0	0		
									point162	162	1,167.6	-557.3	0.00	42.00	0.00	0	0		
									point163	163	1,180.4	-561.8	0.00	42.00	0.00	0	0		
									point164	164	1,181.4	-559.0	0.00	42.00	0.00	0	0		
									point165	165	1,182.8	-559.5	0.00	42.00	0.00	0	0		
									point166	166	1,181.8	-562.3	0.00	42.00	0.00	0	0		
									point167	167	1,199.3	-568.5	0.00	42.00	0.00	0	0		
									point168	168	1,193.2	-585.9	0.00	42.00	0.00	0	0		
									point169	169	1,199.0	-588.0	0.00	42.00	0.00	0	0		
									point170	170	1,194.7	-600.3	0.00	42.00	0.00	0	0		
									point171	171	1,188.8	-598.2	0.00	42.00	0.00	0	0		
									point172	172	1,182.7	-615.6	0.00	42.00	0.00	0	0		
									point173	173	1,165.0	-609.4	0.00	42.00	0.00	0	0		
									point174	174	1,164.0	-612.2	0.00	42.00	0.00	0	0		
									point175	175	1,162.6	-611.7	0.00	42.00	0.00	0	0		
									point176	176	1,163.6	-608.9	0.00	42.00	0.00	0	0		
									point177	177	1,161.0	-608.0	0.00	42.00	0.00	0	0		
									point178	178	1,157.4	-618.2	0.00	42.00	0.00	0	0		
									point179	179	1,132.7	-609.5	0.00	42.00	0.00	0	0		
									point180	180	1,135.3	-602.1	0.00	42.00	0.00	0	0		
									point181	181	1,133.9	-601.6	0.00	42.00	0.00	0	0		
									point182	182	1,134.9	-598.8	0.00	42.00	0.00	0	0		
									point183	183	1,122.4	-594.4	0.00	42.00	0.00	0	0		

ATTACHMENT NO. 7.3H

									point184	184	1,121.4	-597.2	0.00	42.00	0.00	0	0		
									point185	185	1,120.0	-596.7	0.00	42.00	0.00	0	0		
									point186	186	1,121.0	-593.9	0.00	42.00	0.00	0	0		
									point187	187	1,108.5	-589.5	0.00	42.00	0.00	0	0		
									point188	188	1,107.5	-592.3	0.00	42.00	0.00	0	0		
									point189	189	1,087.4	-585.2	0.00	42.00	0.00	0	0		
									point190	190	1,092.4	-570.9	0.00	42.00	0.00	0	0		
									point191	191	1,081.1	-568.9	0.00	42.00					
Building E	W	0.00	99.99	0.00				0.00	point192	192	1,038.2	-497.0	0.00	30.00	0.00	0	0		
									point193	193	1,040.2	-489.2	0.00	30.00	0.00	0	0		
									point194	194	1,041.3	-481.2	0.00	30.00	0.00	0	0		
									point195	195	1,041.6	-471.2	0.00	30.00	0.00	0	0		
									point196	196	1,041.2	-465.2	0.00	30.00	0.00	0	0		
									point197	197	1,040.2	-458.7	0.00	30.00	0.00	0	0		
									point198	198	1,038.0	-449.9	0.00	30.00	0.00	0	0		
									point199	199	1,045.0	-447.5	0.00	30.00	0.00	0	0		
									point200	200	1,043.3	-442.8	0.00	30.00	0.00	0	0		
									point201	201	1,065.0	-435.1	0.00	30.00	0.00	0	0		
									point202	202	1,070.1	-449.7	0.00	30.00	0.00	0	0		
									point203	203	1,075.8	-447.7	0.00	30.00	0.00	0	0		
									point204	204	1,075.3	-446.1	0.00	30.00	0.00	0	0		
									point205	205	1,078.6	-444.9	0.00	30.00	0.00	0	0		
									point206	206	1,074.0	-431.9	0.00	30.00	0.00	0	0		
									point207	207	1,094.7	-424.8	0.00	30.00	0.00	0	0		
									point208	208	1,091.9	-422.0	0.00	30.00	0.00	0	0		
									point209	209	1,075.8	-428.0	0.00	30.00	0.00	0	0		
									point210	210	1,075.4	-426.8	0.00	30.00	0.00	0	0		
									point211	211	1,105.9	-416.0	0.00	30.00	0.00	0	0		
									point212	212	1,108.9	-412.6	0.00	30.00	0.00	0	0		
									point213	213	1,130.6	-431.9	0.00	30.00	0.00	0	0		
									point214	214	1,127.3	-435.6	0.00	30.00	0.00	0	0		
									point215	215	1,141.5	-448.2	0.00	30.00	0.00	0	0		
									point216	216	1,144.8	-444.4	0.00	30.00	0.00	0	0		
									point217	217	1,169.4	-466.2	0.00	30.00	0.00	0	0		
									point218	218	1,161.4	-489.1	0.00	30.00	0.00	0	0		
									point219	219	1,150.0	-493.1	0.00	30.00	0.00	0	0		
									point220	220	1,149.6	-492.1	0.00	30.00	0.00	0	0		
									point221	221	1,151.7	-491.4	0.00	30.00	0.00	0	0		
									point222	222	1,150.1	-486.9	0.00	30.00	0.00	0	0		
									point223	223	1,120.6	-497.3	0.00	30.00	0.00	0	0		
									point224	224	1,124.4	-507.8	0.00	30.00	0.00	0	0		
									point225	225	1,111.2	-512.6	0.00	30.00	0.00	0	0		
									point226	226	1,112.9	-517.4	0.00	30.00	0.00	0	0		
									point227	227	1,100.7	-521.7	0.00	30.00	0.00	0	0		
									point228	228	1,082.3	-514.4	0.00	30.00	0.00	0	0		
									point229	229	1,084.1	-509.9	0.00	30.00	0.00	0	0		
									point230	230	1,058.9	-500.0	0.00	30.00	0.00	0	0		
									point231	231	1,057.2	-504.5	0.00	30.00	0.00	0	0		

INPUT: BARRIERS

Huntington Beach First Christian Church

									point232	232	1,038.2	-497.0	0.00	30.00					
Building G	W	0.00	99.99	0.00				0.00	point233	233	978.6	-440.3	0.00	58.00	0.00	0	0		
									point234	234	1,002.6	-440.2	0.00	58.00	0.00	0	0		
									point235	235	1,002.6	-464.2	0.00	58.00	0.00	0	0		
									point236	236	978.6	-464.3	0.00	58.00	0.00	0	0		
									point237	237	978.6	-440.3	0.00	58.00					
Parking Structure	W	0.00	99.99	0.00				0.00	point238	238	350.9	-376.2	0.00	24.00	0.00	0	0		
									point239	239	438.5	-277.5	0.00	24.00	0.00	0	0		
									point240	240	667.5	-480.6	0.00	24.00	0.00	0	0		
									point241	241	579.8	-579.4	0.00	24.00	0.00	0	0		
									point242	242	350.9	-376.2	0.00	24.00					
6foot wall 1	W	0.00	99.99	0.00				0.00	point243	243	708.1	-486.8	0.00	6.00	0.00	0	0		
									point244	244	712.3	-507.3	0.00	6.00	0.00	0	0		
									point245	245	719.7	-526.9	0.00	6.00	0.00	0	0		
									point246	246	727.5	-539.9	0.00	6.00	0.00	0	0		
									point247	247	737.8	-551.1	0.00	6.00	0.00	0	0		
									point248	248	744.8	-557.3	0.00	6.00	0.00	0	0		
									point249	249	747.3	-559.1	0.00	6.00					
6foot wall 2	W	0.00	99.99	0.00				0.00	point250	250	755.7	-497.4	0.00	6.00	0.00	0	0		
									point252	252	773.8	-516.5	0.00	6.00					
6foot wall 3	W	0.00	99.99	0.00				0.00	point253	253	740.7	-487.5	0.00	6.00	0.00	0	0		
									point254	254	754.5	-502.0	0.00	6.00					
6foot wall 4	W	0.00	99.99	0.00				0.00	point255	255	725.8	-477.6	0.00	6.00	0.00	0	0		
									point256	256	739.6	-492.0	0.00	6.00					
12foot wall 1	W	0.00	99.99	0.00				0.00	point257	257	756.4	-366.4	0.00	12.00	0.00	0	0		
									point258	258	750.8	-400.5	0.00	12.00					
12foot wall 2	W	0.00	99.99	0.00				0.00	point259	259	759.7	-271.7	0.00	12.00	0.00	0	0		
									point260	260	744.3	-364.4	0.00	12.00					
12foot wall 3	W	0.00	99.99	0.00				0.00	point261	261	972.9	-403.5	0.00	12.00	0.00	0	0		
									point262	262	929.5	-365.5	0.00	12.00	0.00	0	0		
									point263	263	917.9	-380.3	0.00	12.00	0.00	0	0		
									point264	264	908.5	-370.1	0.00	12.00					

Kimley-Horn and Associates, Inc.
S.Shirayama

8 February 2007
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS
PROJECT/CONTRACT: Huntington Beach First Christian Church
RUN: Future 2030
BARRIER DESIGN: INPUT HEIGHTS
ATMOSPHERICS: 68 deg F, 50% RH

Average pavement type shall be used unless a State highway agency substantiates the use of a different type with approval of FHWA.

Receiver Name	No.	#DUs	Existing LAeq1h	No Barrier LAeq1h Calculated	Crit'n	Increase over existing Calculated	Increase over existing Crit'n Sub'l Inc	Type Impact	With Barrier Calculated LAeq1h	Noise Reduction Calculated	Noise Reduction Goal	Calculated minus Goal
			dBA	dBA	dBA	dB	dB		dBA	dB	dB	dB
E of Bldg C	6	1	0.0	57.7	66	57.7	10	----	57.7	0.0	8	-8.0
E of Bldg D	7	1	0.0	64.6	66	64.6	10	----	64.6	0.0	8	-8.0
N of Bldg E	8	1	0.0	65.3	66	65.3	10	----	65.3	0.0	8	-8.0
N of Bldg A	9	1	0.0	60.6	66	60.6	10	----	60.6	0.0	8	-8.0
#8 W of Bldg B - 1	10	1	0.0	49.6	66	49.6	10	----	49.6	0.0	8	-8.0
#8 W of Bldg B - 2	11	1	0.0	53.7	66	53.7	10	----	53.7	0.0	8	-8.0
#8 W of Bldg B - 3	12	1	0.0	53.9	66	53.9	10	----	53.9	0.0	8	-8.0
#8 W of Bldg B - 4	13	1	0.0	50.1	66	50.1	10	----	50.1	0.0	8	-8.0
#8 BTW Bldg B & C - 1	14	1	0.0	43.2	66	43.2	10	----	43.2	0.0	8	-8.0
#8 BTW Bldg B & C - 2	15	1	0.0	52.0	66	52.0	10	----	52.0	0.0	8	-8.0
#8 BTW Bldg B & C - 3	16	1	0.0	44.3	66	44.3	10	----	44.3	0.0	8	-8.0
#3 - 1	17	1	0.0	52.8	66	52.8	10	----	52.8	0.0	8	-8.0
#3 - 2	18	1	0.0	53.0	66	53.0	10	----	53.0	0.0	8	-8.0
#3 - 3	19	1	0.0	56.1	66	56.1	10	----	56.1	0.0	8	-8.0
#3 - 4	20	1	0.0	49.2	66	49.2	10	----	49.2	0.0	8	-8.0
#4	21	1	0.0	43.1	66	43.1	10	----	43.1	0.0	8	-8.0
#5	22	1	0.0	47.4	66	47.4	10	----	47.4	0.0	8	-8.0

Dwelling Units	# DUs	Noise Reduction Min dB	Noise Reduction Avg dB	Noise Reduction Max dB
All Selected	17	0.0	0.0	0.0
All Impacted	0	0.0	0.0	0.0
All that meet NR Goal	0	0.0	0.0	0.0

INTENTIONALLY
LEFT
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ENVIRONMENTAL AUDIT, INC.®
1000-A ORTEGA WAY • PLACENTIA, CA 92870-7162
714/632-8521 • FAX: 714/632-6754

March 19, 2007

Project No. 2523

First Christian Church - Huntington Beach
1207 Main Street
Huntington Beach, CA 92648

Attn: Mr. Norm Dyson

Subject: Air Quality Analysis for the Proposed Modifications to the First Christian Church - Huntington Beach

Mr. Dyson:

Environmental Audit, Inc (EAI) has been retained by the First Christian Church - Huntington Beach (FFC-HB) to prepare an air quality analysis of the proposed modifications to FFC-HB using the California Air Resources Board (CARB) modeling program URBEMIS 2002.

Project Description

The proposed project consists of modifications to FCC-HB that include:

- Demolition of four existing buildings (Church School, Children's Ministry, Youth Ministry, and Small Chapel);
- Removal of existing modular structures currently used for adult Sunday School classes;
- Construction of three new buildings (Children's Building, Multipurpose Building, and Administrative/Café Building);
- Renovation of Existing A-Frame Chapel;
- Expansion and renovation of the Worship Center's nursery and bathroom facilities;
- Construction of a new tower to serve as the Church's new focal feature;
- Landscape/Hardscape Improvements;
- Restriping of existing parking lot; and,
- Construction of a multi-level parking structure.

Air Emission Estimate Basis

The proposed project has been scheduled in phases to allow for continued use of the campus while renovation occurs. The largest construction phase of the project will be the demolition of the existing Church School and Children's Ministry and construction of the replacement Children's Building. The operational changes of the facility will remain the same as current activities with the exception of an estimated 60 additional vehicle trips to the facility on a peak day. The air quality analysis has been performed on the largest phase of the project to evaluate the peak potential emissions from construction from the proposed project. The operational emissions evaluation for the proposed project is limited to the increases associated with the proposed project (i.e., additional vehicle trips as a result of the proposed project).

The CARB URBEMIS2002 model is designed to estimate air emissions from land use development projects. Both construction and operational emissions can be calculated using URBEMIS2002. Therefore, use of the URBEMIS2002 model (version 8.7) is appropriate for this project.

Construction Emissions

Construction emission estimates are based on a June 2007 start date and take four months to complete for the Children's Building. Construction equipment used during demolition of the existing structure and grading for the new structure is expected to be one small bulldozer (similar in size to a Caterpillar D4) and one backhoe. Construction equipment used during building construction is expected to be one forklift, one crane, two diesel-powered welding machines, and two electric manlifts. The equipment estimates are for the peak equipment usage day during the respective phases of the construction.

The URBEMIS2002 modeling results for construction are shown in Table 1. The results are below the South Coast Air Quality Management District (SCAQMD) emissions thresholds established for construction activities. The URBEMIS2002 model output is presented in Attachment A.

Operational Emissions

The operations at FCC-HB will remain unchanged with hot water and heat generation remaining the same following the proposed project. Landscaping maintenance activities are not expected to increase as a result of the proposed project. The Trip Generation Study prepared by Kimley-Horn and Associates, Inc. (dated March 7, 2007) identified a maximum increase in peak traffic of 60 trips. The operational emissions increase associated with traffic has been included in the URBEMIS 2002

ATTACHMENT NO. 8.2

modeling. The results are presented in Table 2 and the URBEMIS2002 model output is presented in Attachment A. The results are below the SCAQMD emissions thresholds established for operational activities.

TABLE 1

PEAK CONSTRUCTION EMISSION ESTIMATES
(lbs/day)

Project Phase	ROG	NOx	CO	SO2	PM10	PM2.5[1]
Demolition	2.56	34.63	14.07	0.06	10.57	6.13
Grading	1.09	8.15	8.69	0.00	2.36	1.37
Construction	2.12	8.71	12.64	0.00	0.31	0.18
Peak Phase	2.56	34.63	14.07	0.06	10.57	6.13
SCAQMD Significance Threshold	75	100	550	150	150	55
Significant?	No	No	No	No	No	No

(1) PM2.5 fraction of PM10 calculated using Profile ID #391 (Road and Building Construction dust) from the SCAQMD PM10 to PM2.5 fraction file available at https://www.aqmd.gov/ceqa/handbook/PM2_5/pm2_5ratio.xls.

TABLE 2

PEAK OPERATIONAL EMISSION ESTIMATES
(lbs/day)

Activity	ROG	NOx	CO	SO2	PM10	PM2.5[1]
Traffic Increase	7.23	9.78	102.94	0.07	10.23	6.13
SCAQMD Significance Threshold	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

(1) PM2.5 fraction of PM10 calculated using Profile ID #117 (Vehicular Sources - Gasoline) from the SCAQMD PM10 to PM2.5 fraction file available at https://www.aqmd.gov/ceqa/handbook/PM2_5/pm2_5ratio.xls.

ATTACHMENT NO. 8.3

Conclusions

The construction and operational emissions calculated for the proposed project are not expected to exceed the establish SCAQMD emissions thresholds. Therefore, no further air quality analysis is required and the project is not expected to cause a significant impact to air quality.

Sincerely,

ENVIRONMENTAL AUDIT, INC.

Marcia Baver

Marcia Baverman, P.E.
Senior Engineer

cc: Art Cueto, Visioneering Studios

m:\mrb\2523\Air Quality Analysis Letter.doc

ATTACHMENT NO. 8.4

ATTACHMENT A

URBEMIS2002 Model Output

ATTACHMENT NO. 8.5

URBEMIS 2002 For Windows 8.7.0

File Name: D:\URBEMIS 2002\Projects2k2\2523 FCC-HB.urb
Project Name: 2523 FCC-HB
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

*** 2007 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	2.56	34.63	14.07	0.06	10.57	0.99	9.58

*** 2008 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	1.47	8.54	12.61	0.00	0.28	0.27	0.01

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	0.13	0.17	0.83	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	7.23	9.78	102.94	0.07	10.23

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day,unmitigated)	7.37	9.95	103.77	0.07	10.24

ATTACHMENT NO. 8.6

URBEMIS 2002 For Windows 8.7.0

File Name: D:\URBEMIS 2002\Projects2k2\2523 FCC-HB.urb
Project Name: 2523 FCC-HB
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

Construction Start Month and Year: June, 2007
Construction Duration: 4
Total Land Use Area to be Developed: 0.8 acres
Maximum Acreage Disturbed Per Day: 0.2 acres
Single Family Units: 0 Multi-Family Units: 0
Retail/Office/Institutional/Industrial Square Footage: 17411

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2007***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	9.45	-	9.45
Off-Road Diesel	1.06	8.11	7.87	-	0.36	0.36	0.00
On-Road Diesel	1.48	26.48	5.51	0.06	0.76	0.63	0.13
Worker Trips	0.02	0.04	0.69	0.00	0.00	0.00	0.00
Maximum lbs/day	2.56	34.63	14.07	0.06	10.57	0.99	9.58
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	2.00	-	2.00
Off-Road Diesel	1.06	8.11	7.87	-	0.36	0.36	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.03	0.04	0.82	0.00	0.00	0.00	0.00
Maximum lbs/day	1.09	8.15	8.69	0.00	2.36	0.36	2.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	1.44	8.70	12.24	-	0.30	0.30	0.00
Bldg Const Worker Trips	0.03	0.02	0.40	0.00	0.01	0.00	0.01
Arch Coatings Off-Gas	2.06	-	-	-	-	-	-
Arch Coatings Worker Trips	0.06	0.10	1.92	0.00	0.01	0.00	0.01
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	2.12	8.71	12.64	0.00	0.31	0.30	0.01
Max lbs/day all phases	2.56	34.63	14.07	0.06	10.57	0.99	9.58
*** 2008***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	1.44	8.52	12.24	-	0.27	0.27	0.00
Bldg Const Worker Trips	0.03	0.02	0.37	0.00	0.01	0.00	0.01
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	1.47	8.54	12.61	0.00	0.28	0.27	0.01
Max lbs/day all phases	1.47	8.54	12.61	0.00	0.28	0.27	0.01

ATTACHMENT NO. 8-7

Phase 1 - Demolition Assumptions
Start Month/Year for Phase 1: Jun '07
Phase 1 Duration: 0.6 months
Building Volume Total (cubic feet): 225000
Building Volume Daily (cubic feet): 22500
On-Road Truck Travel (VMT): 1251
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Rubber Tired Dozers	40	0.590	8.0
1	Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 2 - Site Grading Assumptions
Start Month/Year for Phase 2: Jun '07
Phase 2 Duration: 1.2 months
On-Road Truck Travel (VMT): 0
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Rubber Tired Dozers	40	0.590	8.0
1	Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 3 - Building Construction Assumptions
Start Month/Year for Phase 3: Jul '07
Phase 3 Duration: 10.2 months
Start Month/Year for SubPhase Building: Jul '07
SubPhase Building Duration: 10.2 months
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Cranes	190	0.430	8.0

Start Month/Year for SubPhase Architectural Coatings: Apr '07
SubPhase Architectural Coatings Duration: 1 months
SubPhase Asphalt Turned OFF

ATTACHMENT NO. 8.8

AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.01	0.17	0.14	0	0.00
Hearth - No summer emissions					
Landscaping	0.10	0.00	0.69	0.00	0.00
Consumer Prdcts	0.00	-	-	-	-
Architectural Coatings	0.02	-	-	-	-
TOTALS(lbs/day,unmitigated)	0.13	0.17	0.83	0.00	0.00

ATTACHMENT NO. 8.9

UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Elementary school	7.23	9.78	102.94	0.07	10.23
TOTAL EMISSIONS (lbs/day)	7.23	9.78	102.94	0.07	10.23

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2008 Temperature (F): 90 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Elementary school		60.00 trips/1000 sq. ft.	17.41	1,044.66
		Sum of Total Trips		1,044.66
		Total Vehicle Miles Traveled		6,748.50

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	55.00	1.60	98.00	0.40
Light Truck < 3,750 lbs	15.00	2.70	95.30	2.00
Light Truck 3,751- 5,750	16.20	1.20	97.50	1.30
Med Truck 5,751- 8,500	7.20	1.40	95.80	2.80
Lite-Heavy 8,501-10,000	1.10	0.00	81.80	18.20
Lite-Heavy 10,001-14,000	0.40	0.00	50.00	50.00
Med-Heavy 14,001-33,000	1.00	0.00	20.00	80.00
Heavy-Heavy 33,001-60,000	0.90	0.00	11.10	88.90
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.20	0.00	50.00	50.00
Motorcycle	1.70	76.50	23.50	0.00
School Bus	0.10	0.00	0.00	100.00
Motor Home	1.20	8.30	83.30	8.40

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Rural Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Trip Speeds (mph)	35.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	20.0	37.0	43.0			
% of Trips - Commercial (by land use)						
Elementary school				20.0	10.0	70.0

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Changes made to the default values for Land Use Trip Percentages

Changes made to the default values for Construction

The user has overridden the Default Phase Lengths
Architectural Coatings: # ROG/ft2 (residential) changed from 0.0185 to 0.0013
Architectural Coatings: # ROG/ft2 (non-res) changed from 0.0185 to 0.0013
Phase 2 mitigation measure Soil Disturbance: Watering 3x per day
has been changed from off to on.

Changes made to the default values for Area

The landscape year changed from 2005 to 2008.
The residential Arch. Coatings ROG emission factor changed from 0.0185 to 0.0013.
The nonresidential Arch. Coatings ROG emission factor changed from 0.0185 to 0.0013.

Changes made to the default values for Operations

The operational emission year changed from 2005 to 2008.

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GEOSCIENCE

Geotechnical Engineering • Engineering Geology

Geotechnical Engineering Report

First Christian Church

1207 Main Street
Huntington Beach, California

Prepared for:

First Christian Church
c/o Visioneering Studio.
5 Peter Canyon Road, #330
Irvine, CA 92606

Prepared by:

KFM GeoScience
1360 Valley Vista Drive
Diamond, California 91765

January 24, 2007
Project No. BUN 06-02E

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KFM
GEOSCIENCE

Project No. BUN 06-02E
January 24, 2007

First Christian Church
c/o Mr. Art Cueto
Visioneering Studios
5 Peter Canyon Road, #330
Irvine, CA 91732

Subject: **Geotechnical Engineering Report**
First Christian Church
1207 Main Street
Huntington Beach, California

Dear Mr. Cueto:

KFM GeoScience (KFMg) is pleased to submit the results of our geotechnical investigation at the subject site. The purpose of this study was to evaluate the subsurface conditions and provide recommendations for the design and construction of the proposed construction of 4 new buildings, addition to the existing chapel, reconfiguration of parking, additional appurtenances, landscaping, and in the future planned at-grade parking structure at the First Christian Church campus in Huntington Beach. The results of the geotechnical field explorations and laboratory tests are presented herein.

The recommendations provided within are based on our current understanding of the proposed project. Once the project configuration is finalized and the design is complete, KFMg should review the plans and specifications to evaluate if the geotechnical design recommendations remain appropriate and have been incorporated as intended.

We appreciate the opportunity to provide our professional services on this project. If you have any questions regarding this report or if we can be of further service, please do not hesitate to contact the undersigned.

Respectfully submitted,
KFM GeoScience

CERTIFIED ENGINEERING GEOLOGIST — EDWARD H. SABINS — No. EG 1571 — Exp. 8-31-07 — STATE OF CALIFORNIA

Edward Sabins, C.E.G. 1571
Senior Engineering Geologist

REGISTERED PROFESSIONAL ENGINEER — PETER SKOPEK — GE 2635 — EXP. 06-30-07 — GEOTECHNICAL — STATE OF CALIFORNIA

Peter Skopek, Ph.D., G.E. 2635
Principal Engineer

Filename: 1st Christian Church - Huntington Beach RPT
Distribution: (4) Addressee

1360 Valley Vista Drive * Diamond Bar, CA 91765 * Tel: : 909-860-5096 * Fax: 909-860-5094

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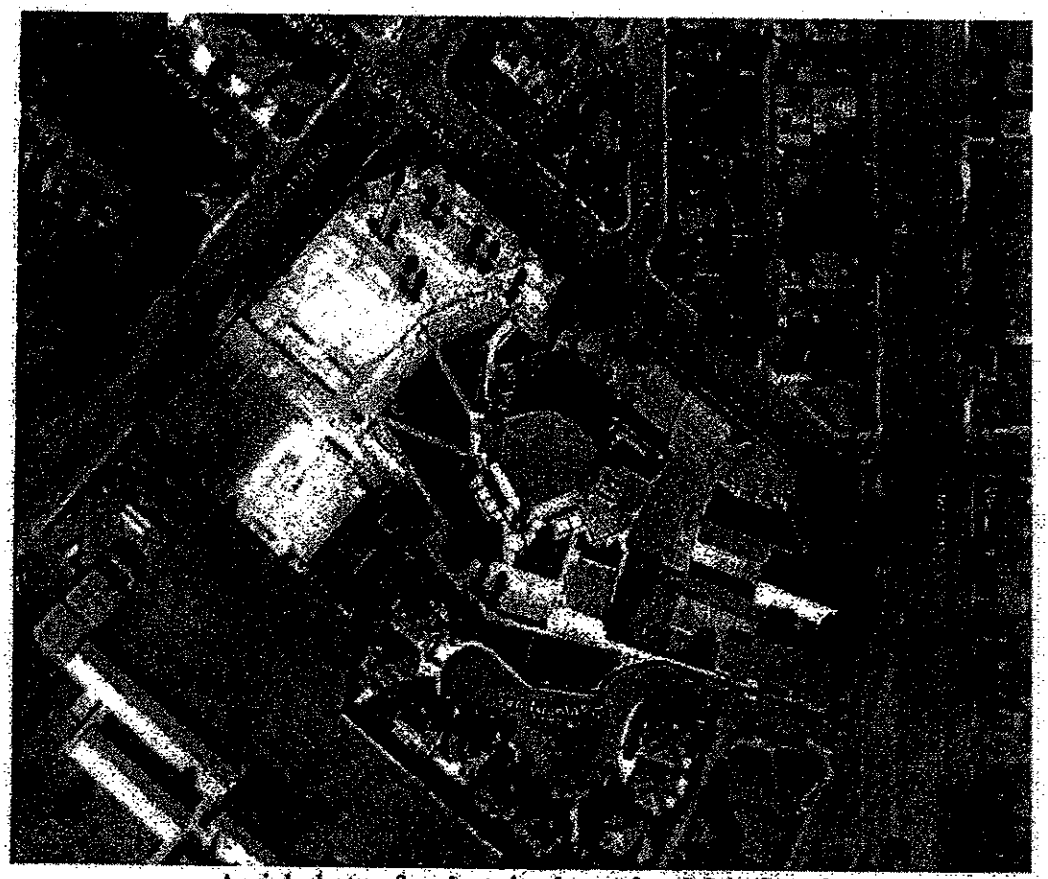

Aerial photo of project site, located on Main Street

1. INTRODUCTION

This report presents the results of KFM GeoScience's (KFMg) geotechnical engineering evaluation for the proposed additions and improvements to the First Christian Church Campus in Huntington Beach. The present layout of the subject project is shown on the aerial photo above. The regional site location is shown in Figure 1 – Site Location Map.

The purpose of this study was to evaluate the subsurface conditions at the site and to provide recommendations for the design and site grading of the proposed construction. This report summarizes the data collected and presents the findings, conclusions, and recommendations. This study was performed in accordance with KFMg's proposal dated December 1, 2006.

2. SCOPE OF SERVICES

KFMg's scope of services for this project consisted of the following tasks:

- Review of readily available background data, including in-house geotechnical data, geotechnical literature, geologic maps, and seismic hazard maps relevant to the subject site.
- A site reconnaissance to observe the site surficial conditions and to mark boring locations.
- A subsurface evaluation, including the excavating, logging, and sampling of 5 exploratory borings to depths of up to approximately 46 feet below the existing grade. Soil samples obtained from the borings were transported to a geotechnical laboratory for further visual classification and testing.
- Laboratory testing on selected soil samples to evaluate geotechnical engineering properties of the on-site soils.
- Engineering evaluation of the collected geotechnical data to develop geotechnical recommendations for the design and construction of the proposed residential development, including the following items:
    - Evaluation of general subsurface conditions and description of types, distribution, and engineering characteristics of subsurface materials.
    - Evaluation of geologic hazards, including liquefaction and seismic settlement potential and recommendations for appropriate mitigation measures.
    - Evaluation of general groundwater conditions and potential impact on design and construction.
    - Provision of seismic parameters as per UBC/CBC.
    - Provision of general evaluation of project feasibility and suitability of on site soils for foundation and fill support.
    - Provision of geotechnical recommendations for design of foundations.
    - Provision of geotechnical recommendations for design of site flatwork and appurtenant structures.
    - Provision of drainage and subdrainage recommendations.
    - Provision of retaining wall design recommendations.
    - Preliminary design of asphalt pavement sections.
    - Evaluation of suitability of on-site soils for backfill including evaluation of the corrosion potential of the on-site materials.
- Preparation of this report, including reference maps and graphics, summarizing the collected data and presenting the findings, conclusions, and geotechnical recommendations for the design and construction of the proposed project.

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3. PROPOSED DEVELOPMENT AND SITE DESCRIPTION

The project site is located in a residential area of Huntington Beach on the southwest corner of Adams Street and Main Street. More specifically, the site is bordered by 17th Street to the northwest, Adams Street to the Northeast, Main Street to the east, 14th Street to the southeast, Loma Avenue and San Nicolas Circle to the south, and office buildings to the southwest. The site is essentially flat with gentle gradient sloping down to the northeast.

The project will consist of 4 new buildings, addition to the existing chapel, reconfiguration of parking, additional appurtenances, landscaping, and in the future planned at-grade parking structure in the southwest corner of the site. The site is presently occupied by a chapel, main sanctuary, and several administration buildings and preschool classroom. With the exception of the chapel and main sanctuary, the existing buildings will be removed to be replaced with the new construction.

A new multi-purpose building is planned at the location of the existing pre-school. New pre-school classrooms will be constructed at the site of current portable classrooms, and a new administration building will be constructed in the northeast parking lot.

The site was previously subject to geotechnical investigation performed by Soils International and the findings were summarized in a report entitled "Report – soils And Foundation Investigation – Proposed New Sanctuary – First Christian Church – 1207 Main Street, Huntington Beach, California", project S-0492-F dated October 11, 1979. This report was reviewed as a part of the scope of this study.

4. FIELD EXPLORATIONS AND LABORATORY TESTING

4.1. Field Explorations

The field investigation was performed on December 20, 2006, and consisted of excavating 5 borings as outlined in the following table:

Table 1
Field Borings Summary

Boring Identification	Approximate Depth	Objective
B-4	46 feet	Liquefaction potential and foundation design
B-1, -2, -3, & -5	31.5 feet	Foundation design

The borings were excavated using a CME-75 rig with an 8-inch diameter hollow stem auger. The approximate locations of the borings are presented on Figure 2 – Borehole Location Plan. The borings were observed by a KFMg field geologist, who logged the borings and obtained soil samples. Relatively undisturbed soil samples were collected using a Modified California Sampler and disturbed samples were collected from a Standard Penetration Test (SPT) sampler tube. The samples were collected by driving the sampler using an auto-trip hammer. In addition, bulk samples of selected materials were collected in plastic bags. During the logging, the description of the material type, color, moisture, grain size, density/consistency, and other pertinent geologic characteristics were recorded. Following completion of each boring, the borehole was backfilled with cuttings tamped periodically with the downhole hammer. Logs of Borings B-1 through B-5 are presented in Appendix A.

Prior to performing the field exploration program, a site reconnaissance was conducted to observe site surface conditions and to mark the locations of the planned borings. As required by the law, Underground Service Alert was notified of the locations of the exploratory excavations more than 48 hours prior to drilling.

4.2. Laboratory Testing

Laboratory tests were performed on selected samples obtained from the borings in order to aid in the soil classification and to evaluate the engineering properties of the foundation soils. The following tests were performed:

- In-situ moisture content and dry density;
- Grain size distribution;
- Plasticity (Atterberg Limits);
- Compressibility of undisturbed samples;
- Expansion potential;
- Soluble sulphates content; and
- Corrosion potential.

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Testing was performed in general accordance with applicable ASTM standards and California Test Methods. The moisture content and density data are presented on the borehole logs in Appendix A. The remaining laboratory test results are presented in Appendix B. Details of the laboratory testing program are also included in Appendix B.

5. SITE AND SUBSURFACE CONDITIONS

Soil materials encountered during the subsurface explorations consisted of localized minor fill overlying native alluvial soils. Generalized descriptions of the encountered units are provided below. More complete descriptions of the soil conditions encountered are presented on the boring logs in Appendix A.

5.1. Fill

Apparent fill material was encountered in boring B-4. The fill soil consisted of medium dense, medium brown sandy silt, slightly moist, containing brown topsoil and siltstone fragments. As observed in the boring, the fill depth was 5.5 feet below the existing grade.

5.2. Native Terrace Deposits

Except for the occurrence of fill noted above, native terrace deposits typical to the project area were observed in all borings from the ground surface to the terminated depth of the borings. The terrace deposits consisted primarily of interlayered, loose to medium dense moist silty sand, sandy silt, and sand.

Localized stiff to hard silty/sandy clay zones up to several feet thick were encountered at various depths in borings B-1 and B-4 and at a depth of approximately 30 feet in borings B-2 and B-3.

5.3. Groundwater

Groundwater or seepage was not observed in the exploratory borings with the exception of B-4 where groundwater was encountered in the dense to very dense silty sand interval at a depth of about 40 feet. Groundwater was similarly encountered at depths of 44 and 48 feet in 2 borings performed by Soils International in 1979. However, it should be recognized that groundwater levels may fluctuate due to seasonal variations, rainfall, irrigation, or other factors.

Mapping by the State of California for the Seal Beach Quadrangle indicates that the historically high groundwater level at the site is estimated to have been approximately 50 feet below the ground surface (California Department of Conservation, Division of Mines and Geology, 1998). It is our opinion that the groundwater encountered in the boring was likely perched on a localized clayey zone.

6. ENGINEERING SEISMOLOGY

6.1. General Seismic Setting

The Southern California region is known to be seismically active. Earthquakes occurring within approximately 60 miles of the site are generally capable of generating ground shaking of engineering significance to the proposed construction. The project area is located in the general proximity of several active and potentially active faults. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years).

The closest active faults to the site are the Newport-Inglewood Fault, located approximately 1 km to the north, the Palos Verdes Fault, located approximately 17 km to the southwest, and the Whittier Fault, located approximately 31 km northeast of the site. The San Andreas Fault is mapped about 84 km to the northeast of the site.

Notable damaging earthquakes in the project region include: the 1994 magnitude M6.7 Northridge earthquake and the 1987 magnitude M5.9 Whittier Narrows earthquake, both on blind thrust faults (low angle faults that are not expressed at the ground surface); the 1971 magnitude M6.4 San Fernando earthquake which occurred on the San Fernando fault (the easternmost fault of the Sierra Madre system); the 1933 magnitude M6.3 Long Beach earthquake on the Newport Inglewood fault; and the 1857 magnitude M7.9 Fort Tejon earthquake on the south central segment of the San Andreas fault.

6.2. Seismic Hazards

The engineering seismology study for the subject site included reviewing local and regional faulting maps and the review of historical earthquake data. Specifically, the following engineering seismology issues were addressed:

6.3. Potential for Surface Fault Rupture

Official Maps of Earthquake Fault Zones were reviewed to evaluate the location of the project site relative to active fault zones. Earthquake Fault Zones (known as Special Studies Zones prior to 1994) have been established in accordance with the Alquist-Priolo Special Studies Zones Act enacted in 1972. The Act directs the State Geologist to delineate the regulatory zones that encompass surface traces of active faults that have a potential for future surface fault rupture. The purpose of the Alquist-Priolo Act is to regulate development near active faults in order to mitigate the hazard of surface fault rupture.

Based on the review of the Seal Beach Quadrangle maps, the site is not located within a designated Alquist-Priolo Earthquake Fault Zone for fault surface rupture hazard. The surface traces of any active or potentially active faults are not known to pass directly through or project towards the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

6.4. Seismic Hazard Zones

Maps of seismic hazard zones are issued by the California Geological Survey (formerly California Department of Conservation, Division of Mines and Geology) in accordance with the Seismic Hazards Mapping Act enacted in April 1997. The intent of the Seismic Hazards Mapping Act is to provide for a statewide seismic hazard mapping and technical advisory program to assist cities and counties in developing compliance requirements to protect the public health and safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure and other seismic hazards caused by earthquakes.

Based on the Seismic Hazard Zone Report 011 – Seismic Hazard Zone Report for the Seal Beach 7.5-minute Quadrangle, Los Angeles and Orange Counties, California (1998), the proposed development is not located within an area identified by the State of California as subject to the hazard of liquefaction or earthquake-induced landslides.

An evaluation of the liquefaction potential and dynamic settlement potential is discussed in following section of this report.

6.5. Liquefaction and Dynamic Settlement Potential

Liquefaction is a phenomenon wherein a saturated or near-saturated mass of soil looses a large percentage of its shear resistance when subject to monotonic, cyclic, or shock loading, and flows in a manner resembling a liquid until the shear stresses acting on the mass are as low as the reduced shear strength. Liquefaction of soils can be caused by ground shaking during earthquakes. Research and historical data indicate that loose, relatively clean granular soils are susceptible to liquefaction and dynamic settlement, whereas the stability of the majority of clayey silts, silty clays and clays is not adversely affected by ground shaking.

Due to the lack of groundwater and the dense to very dense state of the on site granular materials within the depth of liquefaction significance, the potential for liquefaction and its adverse effects impacting the site is considered negligible.

Dynamic settlement occurs due to soil densification during cyclic or shock loading, typically due to earthquake shaking, and can occur in dry sands or, as a consequence of liquefaction, in saturated sands.

Due to the absence of propensity to liquefaction, liquefaction-induced settlement is not expected at the site. However, localized loose to medium dense on-site granular soils encountered in borings B-1 and B-4 may be subject to earthquake-induced settlement. The potential for earthquake-induced settlement of dry soils was calculated according to the procedures outlined in Pradel (1998a, and 1998b). Based on the SPT blowcount data and the thickness of the layers, the earthquake-induced settlement of localized on-site dry materials was calculated to be less than 0.25 inch.

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Based on the above analyses, no special design considerations for mitigation of liquefaction, liquefaction effects, or earthquake induced settlements are deemed necessary.

6.6. Seismic Accelerations

In order to evaluate the potential ground accelerations probabilistic analyses were performed for the design basis earthquake (DBE) which is defined by the 2001 California Building Code as a seismic event having ground acceleration with a 10 percent probability of exceedance in 50 years, which corresponds to an average return period of approximately 475 years. The DBE ground motion is estimated to be 0.42g and the associated de-aggregated predominant earthquake magnitude is Mw6.9 at a distance of 2 kilometers.

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7. DESIGN RECOMMENDATIONS

7.1. General

Based on the results of the field explorations and engineering analyses, it is KFMg's opinion that the proposed construction is feasible from a geotechnical standpoint, provided that the recommendations contained in this report are incorporated into the design plans and implemented during construction. The foundations of the proposed expansion structure may be supported on shallow footings established in engineered fill or competent native terrace deposits.

Observations and laboratory tests indicate that the near-surface on-site soils have a very low expansion potential, negligible levels of water-soluble sulfates, and a moderate corrosion potential to ferrous metals.

The design recommendations presented below are based on KFMg's current understanding of the project. Once the project configuration is finalized and the design is complete, KFMg should review the plans and specifications to evaluate if the geotechnical design recommendations have been incorporated as intended.

7.2. Clearing

The surface should be cleared of any existing structures, pavement, flatwork, vegetation, trash and debris prior to commencement of the earth work. Any encountered subterranean installations such as pipes, utility collectors, tanks, etc. should be abandoned in accordance with applicable regulations.

7.3. Site Preparation

In order to create a uniform bearing condition for the proposed construction, the following site subgrade preparation is recommended:

- Building/floor slab areas located on the native terrace deposits should be overexcavated to a depth of 2.5 feet below the bottom of the floor slab or 1.5 foot below the bottom of the footings or to competent native soils, whichever is deeper. Deeper excavation to a depth of at least approximately 5 feet below the existing grade will be required to remove undocumented fill soils encountered in the boring B-4 in the general area of the proposed multi-purpose building. The excavations should extend a horizontal distance of at least 5 feet beyond the outside perimeter of the structure. It is likely that deeper overexcavation will be locally required due to ground disturbance due to removal of existing structures and localized unsuitable subgrade conditions.

- Lightly loaded ancillary structures areas (e.g., site walls, trash enclosures, small retaining walls) should be overexcavated to a depth of at least 1 foot below the bottom of the proposed footing or to competent soils, whichever is deeper. The excavation should extend a horizontal distance of at least 2 feet beyond the outside perimeter of the structure.

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- Pavement and flatwork areas should be overexcavated to a depth of at least 1 foot below the proposed pavement subgrade elevation.

- Disturbance of native soils at structural areas will likely occur after clearing the site. Disturbed native soils should be excavated and replaced as compacted fill to the total depth of the disturbed material.

The subgrade soils exposed during excavation should be scarified to a depth of 6 inches, moisture-conditioned to at least optimum moisture contents, and compacted to at least 90 percent of the maximum dry density, as evaluated by the latest version of ASTM D1557. Although not anticipated, if localized zones of loose and/or unstable soils are encountered during the grading operations at the subgrade level that are not practical to be excavated and processed, Table 1 provides options for stabilizing the subgrade. The specific type of remediation and associated area limits will need to be evaluated in the field by a representative of KFMg.

Table 2
Options for Handling Unstable Materials at the Excavated Subgrade

Areas where the soils are soft and/or unstable at the excavation subgrade	• Place non-woven geotextile, Mirafi 180N or equivalent, over the exposed soil. • Place and compact fill over the geotextile.
Areas where the soils are excessively soft and/or unstable	• Place at least 6 inches of aggregate base or crushed rock or similar over the exposed soil; only reasonably achievable compaction is required. • Place non-woven geotextile, Mirafi 180N or equivalent, over the aggregate base. • Place and compact fill over the geotextile.
Larger areas where the soils are excessively soft and/or unstable	• Place non-woven geotextile, Mirafi 180N or equivalent, over the exposed soil. • Place at least an 18-inch-thick layer of 1-inch or ¾-inch crushed rock or gravel; only reasonably achievable compaction is required. • Place non-woven geotextile, Mirafi 180N or equivalent, over the aggregate layer. • Place and compact fill over the geotextile.

All fill placement associated with the replacement of the overexcavated soils, fill placed to achieve finish grade or subgrade, or utility trench backfill should be moisture-conditioned to at least optimum moisture content and compacted to at least 90 percent of the maximum dry density, as evaluated by the latest version of ASTM D1557. The upper 1 foot of soils below pavements and any flatwork should be processed and compacted to at least 95 percent of the maximum dry density.

The on-site soils may be re-used as compacted fill provided they are free of organics, deleterious materials, debris and particles over 3 inches in largest dimension. Particles up to 6 inches in

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largest dimension may be incorporated in the fill soils based on specific approval and placement recommendations provided by the KFMg during grading.

In the event that any soil materials (including backfill or base course materials) are imported to the site, such soils should be sampled, tested, and approved by KFMg prior to arrival on-site. In general, any soils imported to the site for use as fill should be predominantly granular and have an Expansion Index less than 20. Additional recommendations for site grading are provided in the "General Grading Recommendations" section of this report.

7.4. Temporary and Trench Excavations

The on-site soils are not expected to pose unusual excavation difficulties, and therefore, conventional earth-moving equipment may be used. However, sloughing/raveling of exposed soil intervals in new vertical cuts should be anticipated.

All trench excavations should be performed in accordance with CalOSHA regulations. The on-site soils may be considered a Type C soil, as defined the current CalOSHA soil classification. All applicable excavation safety requirements and regulations, including CalOSHA requirements, should be met.

Unsurcharged excavations: Temporary short-term (generally less than 5 days) unsurcharged excavations shallower than 4 feet may be excavated with vertical sides. Sides of temporary, unsurcharged, excavation deeper than 4 feet should be sloped back at an inclination of 1.5(H):1(V) or flatter. Where space for sloped sides is not available, shoring will be necessary. This office can provide appropriate shoring recommendations, once the excavation layout is known.

Surcharge setback recommendations: Stockpiled (excavated) materials should be placed no closer to the edge of a trench excavation than a distance defined by a line drawn upward from the bottom of the trench at an inclination of 1(H):1.5(V), but no closer than 4 feet. A greater setback may be necessary when considering heavy vehicles, such as concrete trucks and cranes. KFMg should be advised of such heavy vehicle loadings so that specific setback requirements can be established for the used equipment. Alternatively, a shoring system may be designed to allow reduction in the setback distance.

Personnel from KFMg should observe the excavation progress so that appropriate modifications to the excavation design may be recommended, if necessary due to encountered conditions differing from the design assumptions.

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7.5. Foundations

The foundations for the proposed development may be supported on shallow footings established in compacted fill or competent native terrace deposits. Recommendations for the design and construction of shallow foundations are presented below.

7.5.1. Design Parameters

Shallow foundations should be designed using the geotechnical design parameters presented in Table 3. Footings should be designed and reinforced in accordance with the recommendations of the structural engineer and should conform to the 2001 California Building Code.

Table 3
Geotechnical Design Parameters
Continuous and Isolated Spread Footing Foundations

Foundation Dimensions	• At least 18 inches in width • At least 24 inches below the lowest adjacent grade
Net Allowable Bearing Capacity	• 3,000 pounds per square foot (psf) • The allowable bearing value may be increased by one-third for transient live loads from wind or seismicity.
Estimated Settlement	• Approximately 1-inch total settlement • Approximately 0.5-inch differential settlement over 20 feet • Approximately 0.75-inch differential settlement over the building length
Allowable Coefficient of Friction	• 0.40
Allowable Lateral Passive Resistance	• 180 pounds per cubic foot equivalent fluid pressure (pcf EFP)

The total allowable lateral resistance can be taken as the sum of the friction resistance and passive resistance. The passive resistance values may be increased by one-third when considering wind or seismic loading.

Footings should be designed and reinforced in accordance with the recommendations of the Structural Engineer and should conform to the requirements of the 2001 California Building Code.

7.5.2. Footing Observations

To evaluate the presence of satisfactory materials at design elevations, footing excavations should be observed to be clean of loosened soil and debris before placing steel or concrete and probed for soft areas. If soft or loose soils or other unsatisfactory materials are encountered, such materials should be removed and replaced with compacted fill prior to pouring the footing.

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7.6. California Building Code Seismic Design Parameters

The seismic design of the project may be performed using criteria presented in the 2001 California Building Code, Volume 2, Chapter 16A, Divisions IV and V, using seismic design parameters described in Table 4.

Table 4
2001 California Building Code Seismic Design Parameters

2001 CBC Seismic Design Factor	Value
Seismic Zone	4
Soil Profile Type	S_D
Seismic Source / Type*	Newport-Inglewood Fault / Type B
Distance to Source	< 2 km
*Faults are designated as Type A, B or C, depending on maximum moment magnitude and slip rates (Table 16A-U of 2001 California Building Code).	

7.7. Concrete Slabs-On-Grade

The recommendations provided in the "Site Preparation" section of this report and in this section are intended to help reduce the occurrence of cracks and fissures in concrete and to limit their horizontal separation and vertical offset. However, it should be understood that the concrete slabs may still crack due to structural design or detailing, curing, or construction execution even when these recommendations are implemented. If cracking of the concrete is desired to be minimized, the reinforcement, concrete mix, and curing specifications should be designed by the Structural Engineer and Concrete Specialist.

7.7.1. Floor Slabs

For design of concrete slabs, a modulus of subgrade reaction (k) of 200 pounds per cubic inch may be used. Floor slabs should be designed and reinforced in accordance with the Structural Engineer's recommendations. The minimum reinforcement to reduce separation and offset of potential concrete cracks should consist of No. 4 reinforcing bars spaced at 16 inches on-center, each way, placed in the middle one-third of the section. Reinforcement should be properly placed and supported on "chairs." Welded wire mesh reinforcement is not recommended. To reduce potential for vapor transmission through the slabs, it is recommended that the concrete have a thickness of at least 4 inches, water cement ratio of 0.50 or less, and a slump of 4 inches or less. Table 5 provides alternatives for control of vapor transmission through concrete floor slab support placed on a properly prepared subgrade. The appropriate level of protection should be selected by the Owner and/or the Architect based on the sensitivity of the floor covering and the intended use of the building.

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Table 5
Geotechnical Recommendation
Alternatives for Control of Vapor Migration through Concrete Slab

Objective	Recommendation
"Best" protection against vapor intrusion	• Concrete floor slab-on-grade placed directly on a plastic membrane 10 mils in thickness[1] (ACI 302.1R-96). • The membrane should be placed on at least 2 inches of dry silty sand[2]. • The dry silty sand should be separated from the underlying capillary break layer by non-woven geotextile, Mirafi 140N or equivalent. • The geotextile should be placed on at least 4 inches of ¾-inch crushed rock[3] or clean gravel[4] to act as a capillary break.
"Better" protection against vapor intrusion	• Concrete floor slab-on-grade placed directly on a plastic membrane 10 mils in thickness[1] (ACI 302.1R-96). • The membrane should be placed on at least 2 inches of silty sand[2].
Standard protection against vapor intrusion	• 2 inches of dry silty sand[2]; • placed over plastic membrane 8 mils in thickness. • The membrane should be placed on place at least 2 inches of silty sand[4].

[1] If additional protection is desired, the plastic membrane may be replaced with a 10-mil thick moisture vapor retarder that meets the requirements of ASTM E 1745 Class C (for example, Stego Wrap or similar).
[2] The silty sand should have a gradation between approximately 15 and 35 percent passing the No. 200 sieve and a plasticity index (PI) of less than 4.
[3] The ¾-inch crushed rock should conform to Section 200-1.2 of the latest edition of the Standard Specifications for Public Works Construction (Greenbook).
[4] The gravel should contain less than 10 percent of material passing the No. 4 sieve and less than 3 percent passing the No. 200 sieve.

All underslab materials should be adequately compacted prior to the placement of concrete. The materials should be dry/moist and not be wetted or saturated prior to the placement of concrete. Care should be taken during placement of the concrete to prevent displacement of the underslab materials. The concrete slab should be allowed to cure properly prior to placing vinyl or other moisture-sensitive floor covering.

7.7.2. Exterior Slabs

Exterior slabs should be placed on subgrade prepared in accordance with the recommendations provided in the "Site Preparation" section of this report. As indicated above, Structural Engineer and Engineer specialized in concrete design should be consulted if cracking of the exterior slabs should be minimized. As a minimum for exterior walkways, it is recommended that narrow strip concrete slabs, such as sidewalks, be reinforced with at least No. 3 reinforcing bars placed longitudinally at 36 inches on center. Wide exterior slabs should be reinforced with at least No. 3 reinforcing bars placed 36 inches on center, each way. The reinforcement should be extended through the control joints to reduce the potential for differential movement. Control joints should be constructed in accordance with recommendations from the Structural Engineer and Architect.

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7.8. Retaining Walls

7.8.1. Retaining Wall Design

No specific configurations or locations of retaining walls were provided for the preparation of this report. Consequently, the following recommendations are provided for a general retaining wall less than 6 feet in height. Such a retaining wall may be supported on spread footings constructed in accordance with the "Site Preparation" and "Foundations" sections of this report. The lateral retaining wall loading and soil resistance should be calculated based on the recommendations presented in Table 6. Design values are provided for both the active and at-rest conditions for level backslope and assume that a drainage system will be installed behind the wall, so that external water pressure will not develop. If a drainage system is not installed, the wall should be designed to resist also the hydrostatic pressure.

Table 6
Geotechnical Design Parameters
Geotechnical Design Parameters for Retaining Walls

Level Backslope Condition	
Lateral ***at-rest*** pressure (psf)	60 z + 0.50 Q
Lateral ***active*** pressure (psf)	40 z + 0.34 Q
Allowable lateral ***passive*** resistance	180 pcf EFP

where: z.... Depth below the grade behind the wall (ft)
Q.... Uniform surcharge load (psf) within a 1(H):1(V) plane drawn upward from the heel of the wall footing

Determination of whether the active or at-rest condition is appropriate for design will depend on the flexibility of the walls. Walls that are free to rotate at least 0.001 radians (deflection at the top of the wall of at least 0.001 x H) may be designed for the active condition. Walls that are not capable of this movement should be assumed rigid and designed for the at-rest condition. The effect of any surcharge (dead or live load) located within a 1(H):1(V) plane drawn upward from the heel of the wall footing should be added to the lateral earth pressures.

7.8.2. Retaining Wall Backfill and Drainage

It is expected that approved select on-site material may be suitable as the backfill behind the retaining wall. Alternatively, an approved import material may be used for the backfill. Suitable material should have a Sand Equivalent of about 30, an Expansion Index of less than 20, and fines content (passing #200 sieve) of less than 15 percent. However, the suitability of the on-site and/or import material for retaining wall backfill must be verified at the time of construction.

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If the surrounding native materials are granular and relatively permeable, the granular backfill may densified by water jetting. Otherwise the backfill should be moisture-conditioned to at least optimum moisture content and compacted in loose horizontal lifts not more than 8 inches in uncompacted thickness to at least 90 percent of the maximum dry density as evaluated by the latest version of ASTM D1557. The backfill should be capped with a concrete swale/slab or with at least 12 inches of relatively impervious clayey material and sloped to prevent ponding of water.

Retaining walls should be constructed to limit potential for hydrostatic pressure built-up behind the wall. If irrigation or precipitation infiltration is expected, adequate drainage is essential to provide a free-drained backfill condition to limit hydrostatic buildup behind the wall. If control of efflorescence on the air side of the wall is desired, the wall should be appropriately waterproofed. Adequate drainage and waterproofing behind the wall may be provided by a backdrain consisting of geosynthetic drainage composite such as TerraDrain, MiraDrain, or approved equivalent, placed against the entire backside of the wall. The drainage composite should be connected to a 4-inch-diameter perforated ABS or PVC Schedule 40 drain pipe, or approved equivalent. The drain pipe should be sloped at least 2 percent and surrounded by 1 cubic foot per foot of the Class II Permeable Material (Caltrans Standard Specifications - Section 68), or by of ¾-inch crushed rock (Standard Specification for Public Works Construction ("Greenbook") - Section 200-1.2) wrapped in suitable non-woven filter fabric, e.g., Mirafi 140NL or approved equivalent. Perforations in the drain pipe should have a maximum diameter of 0.25 inches or ⅜ inches for Class 2 Permeable or ¾-inch crushed rock drain material, respectively, spaced 3 inches on center, and be arranged in 2 rows at a radial spacing of approximately 120 degrees. The axis of the included angle between the perforation rows should be positioned downward to form a flowline. The drain pipe should discharge through a solid pipe to appropriate outlets, such as the storm drain system or through the wall. The maximum length of the drain pipe between discharge outlets should not exceed 200 feet. Alternatively, weep holes through the wall, at least 3-inchches in diameter, spaced no more than 10 feet apart may be considered.

7.9. Asphalt Concrete Pavement

7.9.1. Subgrade Preparation

The pavement subgrade should be prepared, scarified and compacted just prior to placement of the base course. Positive drainage of the pavement and pavement subgrade areas should be provided since moisture infiltration into the subgrade may decrease the life of pavements. Curbing located adjacent to paved areas should be founded in the compacted subgrade soils, not the aggregate base, in order to provide a cutoff, which reduces water infiltration from adjacent irrigated parkways into the base course.

7.9.2. Pavement Design

The required pavement surface and base thicknesses will depend on the expected wheel loads and volume of traffic (TI, Traffic Index). Assuming that the pavement subgrade will consist of

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the on-site or comparable soils compacted as recommended, pavement structural sections provided in Table 7 may be used for design.

Table 7
Geotechnical Recommendation
Asphalt Concrete Pavement Structural Sections

Typical Traffic Use	Design Traffic Index	Asphalt Concrete (inches)	Base Course (inches)
Parking / driveways	3	3.0	4.2
Light duty	4.5	3.0	4.2
Fire lanes	6	3.5	7.5

The pavement structural sections were established using the design criteria of the State of California, Department of Transportation, an estimated design, R-value of 30, and the assumed Traffic Indices as indicated. Confirmatory R-value tests on the exposed subgrade soils during grading will be required to verify the recommended design sections.

The base course should meet the specifications for Class II Aggregate Base as defined in Section 26 of the State of California, Department of Transportation, Standard Specifications, current edition. Alternatively, the base course could meet the specifications for untreated base materials as defined in Section 200-2 of the current edition of the Standard Specifications for Public Works Construction ("Greenbook"). The base course should be compacted to at least 95 percent of the maximum dry density (ASTM D1557).

7.9.3. Pavement Construction Observation

The preparation of the pavement subgrade and the placement of the pavement section should be observed by KFMg personnel. Careful observation is recommended to evaluate that the pavement subgrade is uniformly compacted and the recommended pavement and base course thicknesses are achieved, and that good construction procedures are used.

7.10. Drainage Control

The intent of this section is to provide general information regarding the control of surface water. The control of surface water is essential to the satisfactory performance of any building construction and site improvements. Surface water should be controlled so that conditions of uniform moisture are maintained beneath the structure, even during periods of heavy rainfall. The following recommendations are considered minimal.

- Ponding and areas of low flow gradients should be avoided.
- Paved surfaces should be provided with a gradient of at least 1 percent sloping away from improvements.

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- Unpaved areas, e.g., lawn, should be provided with a drainage gradient of at least 2 percent away from structures.
- Bare soil, e.g., planters, within 5 feet of the structure should be sloped away from the improvement at a gradient of 5 percent.
- Positive drainage devices, such as graded swales, paved ditches, and/or catch basins should be employed to accumulate and to convey water to appropriate discharge points.
- Concrete walks and flatwork should not obstruct the free flow of surface water.
- Brick flatwork should be sealed by mortar or be placed over an impermeable membrane.
- Area drains should be recessed below grade to allow free flow of water into the basin.
- Enclosed raised planters should be sealed at the bottom and provided with an ample flow gradient to a drainage device. Recessed planters and landscaped areas should be provided with area inlet and subsurface drain pipes.
- Planters should not be located adjacent to the structure. If planters are to be located adjacent to the structure, the planters should be positively sealed, should incorporate a subdrain, and should be provided with free discharge capacity to a drainage device.
- Planting areas at grade should be provided with positive drainage. Wherever possible, the grade of exposed soil areas should be established above adjacent paved grades. Drainage devices and curbing should be provided to prevent runoff from adjacent pavement or walks into planted areas.
- Gutter and downspout systems should be provided to capture discharge from roof areas. The accumulated roof water should be conveyed to off-site disposal areas by a pipe or concrete swale system.
- Landscape watering should be performed judiciously to preclude either soaking or desiccation of soils. The watering should be such that it just sustains plant growth without excessive infiltration. Sprinkler systems should be checked periodically to detect leakage and they should be turned off during the rainy season.

7.11. Soil Corrosion

The corrosion potential of the on-site materials to buried steel and concrete was evaluated. Laboratory testing was performed on representative soil samples to evaluate pH, minimum resistivity, and soluble sulfate content. Table 8 presents the results of the corrosivity testing. General recommendations to address the corrosion potential of the on-site soils are provided below. If additional recommendations are desired, it is recommended that a corrosion specialist be consulted.

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Table 8
Corrosivity Test Results

Boring	B-1 / SK-1	B-5 / SK-1
Depth	3 – 5 feet	3 – 5 feet
pH	8.9	
Minimum Resistivity	7,100 ohm-cm	
Soluble Sulfate Content	0.0058%	0.0049%
Chloride Content	0.0297%	

The corrosion potential of the on-site soils should be verified during construction for each encountered soil type. Imported fill materials should be tested to confirm that their corrosion potential is not more severe than those assumed.

7.11.1. Reinforced Concrete

Laboratory tests indicate that the potential of sulfate attack on concrete in contact with the on-site soils is "negligible" based on 2001 California Building Code Table 19-A-4. Accordingly, concrete mix with Type II cement may be used.

7.11.2. Metallic

Laboratory tests indicate that the on-site soils have a "moderate" corrosion potential to buried ferrous metals. As a consequence of these conditions, we recommend that consideration be given to using plastic piping instead of metal. Alternatively, a corrosion specialist should be consulted regarding suitable types of piping and necessary protection for underground metal conduits.

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8. GENERAL SITE GRADING RECOMMENDATIONS

The intent of this section is to provide general information regarding the site grading. Site grading operations should conform with applicable local building and safety codes and to the rules and regulations of those governmental agencies having jurisdiction over the subject construction.

The grading contractor is responsible for notifying governmental agencies, as required, and a representative of KFMg at the start of site cleanup, at the initiation of grading, and any time that grading operations are resumed after an interruption. Each step of the grading should be accepted in a specific area by a representative of KFMg, and where required, should be approved by the applicable governmental agencies prior to proceeding with subsequent work.

The following site grading recommendations should be regarded as minimal. The site grading recommendations should be incorporated into the project plans and specifications.

1. Prior to grading, existing vegetation, trash, surface structures and debris should be removed and disposed off-site at a legal dumpsite. Any existing utility lines, or other subsurface structures, which are not to be utilized should be removed, destroyed, or abandoned in compliance with current governmental regulations.

2. Subsequent to cleanup operations, and prior to initial grading, a reasonable search should be made for subsurface obstructions and/or possible loose fill or detrimental soil types. This search should be conducted by the contractor, with advice from and under the observation of a representative of KFMg.

3. Prior to the placement of fill or foundations within the building area, the site should be prepared in accordance with the recommendations presented in the Site Preparation section of this report. All undocumented fill or disturbed soils and colluvium within the building areas should be removed and processed as recommended by the representative of KFMg.

4. The exposed subgrade and/or excavation bottom should be observed and approved by a representative of KFMg for conformance with the intent of the recommendations presented in this report and prior to any further processing or fill placement. It should be understood that the actual encountered conditions may warrant excavation and/or subgrade preparation beyond the extent recommended and/or anticipated in this report.

5. On-site inorganic granular soils that are free of debris or contamination are considered suitable for placement as compacted fill. Any rock or other soil fragments greater than 3 inches in size should not be used within 5 feet of the foundation subgrade.

6. Observation and field tests should be performed during grading by a representative of KFMg in order to assist the contractor in obtaining the proper moisture content and required degree of compaction. Wherever, in the opinion of a representative of KFMg, an unsatisfactory

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condition is being created in any area, whether by cutting or filling, then the work should not proceed in that area until the condition has been corrected.

ATTACHMENT NO. 9-25

9. DESIGN REVIEW AND CONSTRUCTION MONITORING

Geotechnical review of plans and specifications is of paramount importance in engineering practice. The poor performance of many structures has been attributed to inadequate geotechnical review of construction documents. Additionally, observation and testing of the subgrade will be important to the performance of the proposed development. The following sections present our recommendations relative to the review of construction documents and the monitoring of construction activities.

9.1. Plans and Specifications

The design plans and specifications should be reviewed and approved by KFMg prior to bidding and construction, as the geotechnical recommendations may need to be re-evaluated in the light of the actual design configuration and loads. This review is necessary to evaluate whether the recommendations contained in this report have been incorporated into the project plans and specifications as intended.

9.2. Construction Monitoring

Site preparation, removal of unsuitable soils, assessment of imported fill materials, fill placement, foundation installation, and other site grading operations should be observed and tested. The soils exposed during the construction may differ from that encountered in the test borings. Continuous observation by a representative of KFMg during construction allows for evaluation of the soil conditions as they are encountered, and allows the opportunity to recommend appropriate revisions where appropriate.

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10. LIMITATIONS

KFMg has endeavored to perform its evaluation using the degree of care and skill ordinarily exercised under similar circumstances by reputable geotechnical professionals with experience in this area in similar soil conditions. No other warranty, either expressed or implied, is made as to the conclusions and recommendations contained in this report.

The recommendations and opinions expressed in this report are based on KFMg's review of background documents and on the limited information obtained from field explorations and the associated laboratory testing. It should be noted that this study did not evaluate the possible presence of hazardous materials on any portion of the site. Due to the limited nature of the field explorations, conditions not observed and described in this report may be present on the site. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation and laboratory testing can be performed upon request. It should be understood that conditions different from those anticipated in this report may be encountered during grading operations, for example, the extent of removal of unsuitable soil and the associated additional effort required to mitigate them.

Site conditions, including groundwater level, can change with time as a result of natural processes or the activities of man at the subject site or at nearby sites. Changes to the applicable laws, regulations, codes, and standards of practice may occur as a result of government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which KFMg has no control.

KFMg's recommendations for this site are, to a high degree, dependent upon appropriate quality control of subgrade preparation, fill placement, and foundation construction. Accordingly, the recommendations are made contingent upon the opportunity for KFMg to observe grading operations and foundation excavations for the proposed construction. If parties other than KFMg are engaged to provide such services, such parties must be notified that they will be required to assume complete responsibility as the geotechnical engineer of record for the geotechnical phase of the project by concurring with the recommendations in this report and/or by providing alternative recommendations.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. KFMg should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. Reliance by others on the data presented herein or for purposes other than those stated in the text is authorized only if so permitted in writing by KFMg. It should be understood that such an authorization may incur additional expenses and charges.

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11. SELECTED REFERENCES

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ATTACHMENT NO. 9-29

KFM GEOSCIENCE

1360 Valley Vista Drive
Diamond Bar, CA 91765
909.860.5090 phone
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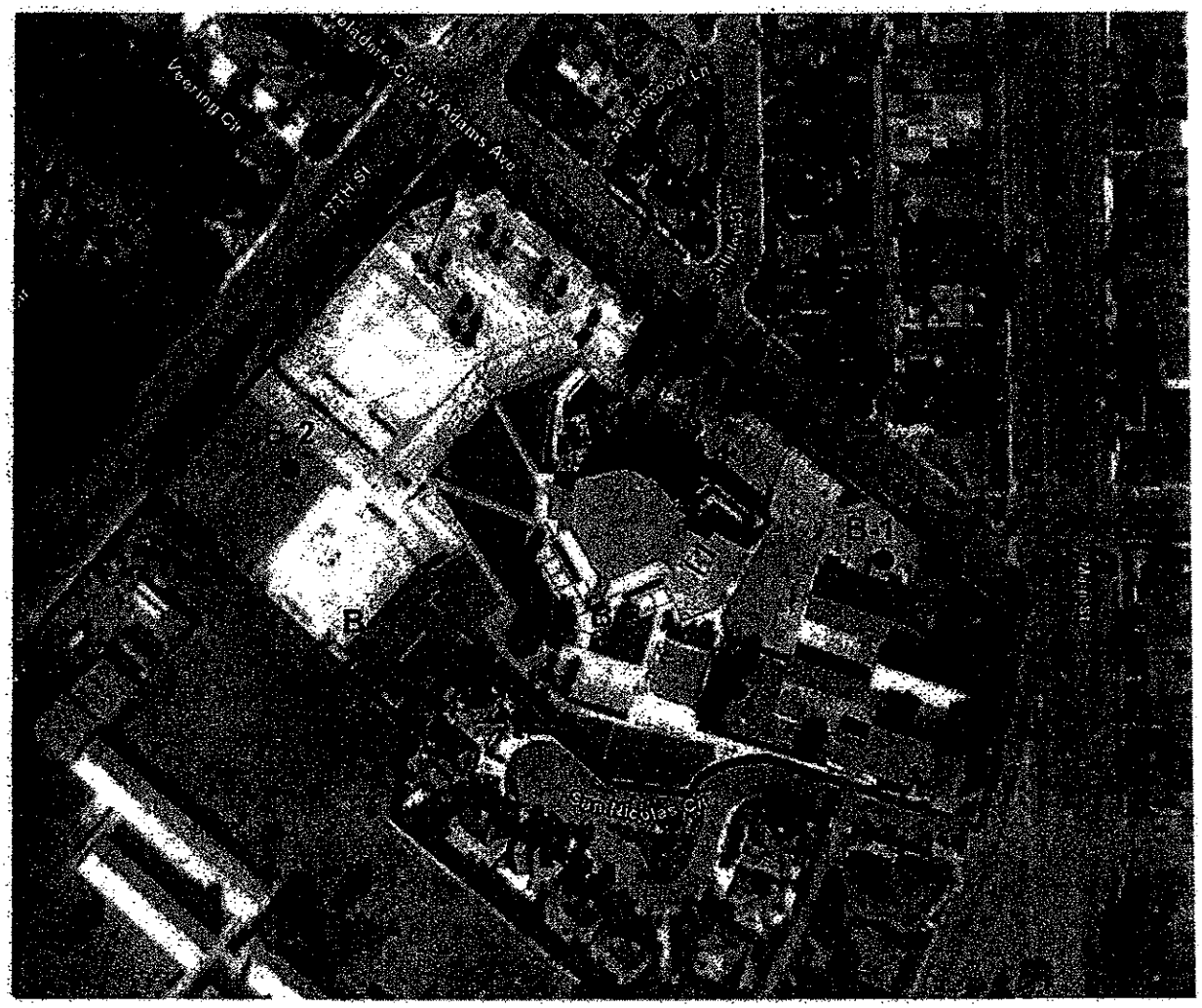
Site Location Map
First Christian Church Additions and Improvements
1207 Main St, Huntington Beach, California
BUN 06-02E **Figure 1**

ATTACHMENT NO. 9.30



N

(Boring locations are approximate)

0 50 100 feet

APPROXIMATE SCALE

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Borehole Locations
First Christian Church Additions and Improvements
1207 Main St, Huntington Beach, California
BUN 06-02E

Figure 2

ATTACHMENT NO. 9.31

Appendix A
Logs of Exploratory Borings

Bulk and relatively undisturbed drive samples were obtained in the field during KFMg's subsurface evaluation. The samples were tagged in the field and transported to KFMg's laboratory for observation and testing. The drive samples were obtained using the California Modified Split Barrel Drive sampler as described below.

California Modified Split Barrel Drive Sampler
The split barrel drive sampler was driven with a 140-pound hammer allowed to drop freely 30 inches. The number of blows per foot recorded during sampling is presented in the logs of exploratory borings. The sampler has external and internal diameters of approximately 3.0 and 2.4 inches, respectively, and the inside of the sampler is lined with 1-inch-long brass rings. The relatively undisturbed soil sample within the rings is removed, sealed, and transported to the laboratory for observation and testing.

Standard Penetration Test Sampler
The standard penetration test sampler is driven with a 140-pound hammer allowed to drop freely 30 inches in general accordance with ASTM D1586. The number of blows (N-value) required to drive the SPT sampler 12 inches is shown on the borings logs. The sampler has external and internal diameters of approximately 2.0 and 1.4 inches respectively. The sampling tube consists of an unlined split-tube barrel. The disturbed soil sample is removed, sealed, and transported to the laboratory for testing.

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Project: First Christian Church Project Location: Huntington Beach Project Number: BUN 06-02E	**Log of Boring B-1** Sheet 1 of 1

Date(s) Drilled: December 20, 2006	Logged By: SRB	Checked By: EHS
Drilling Method: Hollow Stem Auger	Drill Bit Size/Type:	Total Depth of Borehole: 31.5 feet bgs
Drill Rig Type: CME 75	Drilling Contractor: JET Drilling	Approximate Surface Elevation:
Groundwater Level and Date Measured: Not Encountered ATD	Sampling Method(s): SPT, Modified California, Bulk	Hammer Data: 140 lb, 30 in drop, auto trip
Borehole Backfill: Cuttings with Concrete Patch	Location: Southeast Parking Lot; Proposed Admin Building	

Elevation, feet	Depth, feet	Sample Type	Sample Number	Blow Count	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density	REMARKS AND OTHER TESTS
	0				SM		3" Concrete Pavement			
							[TERRACE DEPOSITS] SILTY SAND, light to medium brown, slightly moist, medium dense, fine to medium-grained sand			Grain Size Analysis #200 = 34% pH = 8.9 Resistivity = 7100 (ohm-cm)
			SK-1							
	5		R-2	49			becomes dark reddish-brown, sand predominantly fine-grained	9.5	128	
			R-3	41				7.8	114	
	10		SPT-4	20			becomes dark brown			
	15		SK-5 R-6	48	CL		SANDY CLAY, light grayish-brown, moist, hard, fine grained sand	13.8	121	
	20		SPT-7	23	ML		SANDY SILT, dark grayish-brown, moist, very stiff, fine grained sand			
					CL		SILTY CLAY, medium to dark grayish-brown with mottling of orangish-brown streaks and dark gray to black organic fragments, moist, very stiff, low plasticity			
	25		R-8	34				33	91	
	30		SPT-9	39	SM		SILTY SAND, light to medium brown with orangish-brown streaks, moist, medium dense to dense, fine to medium grained sand			
	35						Bottom of Boring at 31.5 feet bgs			
	40									
	45									
	50									

Figure

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ATTACHMENT NO. 9.33

Project: First Christian Church Project Location: Huntington Beach Project Number: BUN 06-02E	**Log of Boring B-2** Sheet 1 of 1

Date(s) Drilled **December 20, 2006**	Logged By **SRB**	Checked By **EHS**
Drilling Method **Hollow Stem Auger**	Drill Bit Size/Type **8 inch soil bit**	Total Depth of Borehole **31.5 feet bgs**
Drill Rig Type **CME 75**	Drilling Contractor **JET Drilling**	Approximate Surface Elevation
Groundwater Level and Date Measured **Not Encountered ATD**	Sampling Method(s) **SPT, Modified California, Bulk**	Hammer Data **140 lb, 30 in drop, auto trip**
Borehole Backfill **Cuttings and Asphalt Patch**	Location **Northwest Parking Lot; Proposed Parking Structure**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	Blow Count	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density	REMARKS AND OTHER TESTS
	0				Asphalt SP-SM		3" ASPHALT			
							[TERRACE DEPOSITS] SAND to SILTY SAND, medium reddish-brown, moist, medium dense, fine to very fine grained sand			
	5		R-1	40				7.3	108	
			SK-2							
			R-3	71			becomes medium grayish-brown and dense	3.2	114	
	10		SPT-4	33	SM		SILTY SAND, medium grayish-brown, slightly moist, dense			
							becomes light brown			
	15		R-5	80	SP-SM		SAND to SILTY SAND, light to medium brown with medium reddish-brown mottled streaks, slightly moist, dense, slight calcium carbonate cementation	2.5	103	
	20		SPT-6	37	SM		SILTY SAND, light to medium brown, slightly moist, medium dense to dense, fine-grained sand, absence of cementation			
							becomes fine to medium-sand			
	25		R-7	86				3.1	104	
	30		SPT-8	16	CL		SILTY CLAY, light to medium brown, slightly moist, very stiff			
							Bottom of Boring at 31.5 feet bgs			
	35									
	40									
	45									
	50									

Figure

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ATTACHMENT NO. 9.34

Project: First Christian Church Project Location: Huntington Beach Project Number: BUN 06-02E	**Log of Boring B-3** Sheet 1 of 1

Date(s) Drilled: December 20, 2006	Logged By: SRB	Checked By: EHS
Drilling Method: Hollow Stem Auger	Drill Bit Size/Type: 8 inch soil bit	Total Depth of Borehole: 31.5 feet bgs
Drill Rig Type: CME 75	Drilling Contractor: JET Drilling	Approximate Surface Elevation
Groundwater Level and Date Measured: Not Encountered ATD	Sampling Method(s): SPT, Modified California, Bulk	Hammer Data: 140 lb, 30 in drop, auto trip
Borehole Backfill: Cuttings with Concrete Patch	Location: LAwn in front of main auditorium; Proposed preschool classrooms	

Elevation, feet	Depth, feet	Sample Type	Sample Number	Blow Count	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density	REMARKS AND OTHER TESTS
	0				SM		Topsoil [TERRACE DEPOSITS] SILTY SAND, medium to dark reddish-brown, slightly moist, loose, fine grained sand			
	5		R-1	12				4.6	105	
			SK-2				becomes medium yellowish-brown			
			R-3	19				8.7	111	
	10		SPT-4	8			becomes medium to dark reddish-brown and moist			
							becomes medium reddish-brown			
	15		R-5	40	SM		becomes medium dense	9.9	106	
							becomes light to medium brown			
	20		SPT-6	32			becomes dense and light grayish-brown			
							becomes medium dense and light brown/ tan			
	25		R-7	28	ML		SANDY SILT, medium yellowish-brown with medium reddish-brown mottled streaks, moist, medium dense, fine-grained sand, micaceous	33.3	91	
	30		SPT-8	24	CL		SILTY CLAY, medium grayish-brown with orangish-brown mottled streaks, slightly moist to moist, very stiff			
							Bottom of Boring at 31.5 feet bgs			
	35									
	40									
	45									
	50									

Figure

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ATTACHMENT NO. 9.35

Project: First Christian Church
Project Location: Huntington Beach
Project Number: BUN 06-02E

Log of Boring B-4

Sheet 1 of 1

Date(s) Drilled: December 20, 2006	Logged By: SRB	Checked By: EHS
Drilling Method: Hollow Stem Auger	Drill Bit Size/Type: 8 inch soil bit	Total Depth of Borehole: 46 feet bgs
Drill Rig Type: CME 75	Drilling Contractor: JET Drilling	Approximate Surface Elevation:
Groundwater Level and Date Measured: Groundwater Encountered at 40 feet	Sampling Method(s): SPT, Modified California, Bulk	Hammer Data: 140 lb, 30 in drop, auto trip
Borehole Backfill: Cuttings with Concrete Patch	Location: Existing Preschool Playground; Proposed Multi-purpose Building	

Elevation, feet	Depth, feet	Sample Type	Sample Number	Blow Count	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density	REMARKS AND OTHER TESTS
	0				ML		Topsoil			
							[FILL?] SANDY SILT to SILTY CLAY, medium brown, slightly moist, medium dense to very stiff, contains white to light gray nodules and streaks, brown topsoil and siltstone fragments			
	5		R-1	39				8.6	111	Consolidation Test LL = 32%, PL = 17% PI = 15%, EI = 0
			SK-2		SM		[TERRACE SURFACE] SILTY SAND, brown to dark brown, slightly moist, medium dense, contains rootlets			
			R-3	13	SM			5.3	106	Consolidation Test
	10		SPT-4	6			[TERRACE DEPOSITS] SILTY SAND, dark reddish-brown, moist, loose, fine-grained sand			
							becomes light to medium yellowish-brown			
	15		R-5	28			becomes slightly moist, medium dense	5.5	97	Consolidation Test
							becomes medium reddish-brown			
	20		SPT-6	19						
					CL		SILTY CLAY, medium grayish-brown, moist, stiff to very stiff			
	25		R-7	32			becomes medium grayish-brown with localized oxidation and contains trace of dark gray to black organic debris	34.4	87	
	30		SPT-8	35	SM		SILTY SAND, light to medium yellowish-brown, slightly moist, medium dense, fine-grained sand			
							becomes fine to medium-grained sand			
	35		R-9	54			becomes light to medium brown, locally oxidized	16.3	109	
	40		SPT-10	58			becomes wet and dense to very dense (ATD) ▽			Grain Size Analysis #200 = 11%
	45		R-11	50/4"						NO RECOVERY
	50						Bottom of Boring at 46 feet bgs DRILLING STOPPED DUE TO HEAVING WATER AND SAND-LOCK OF AUGER			

L:\02 - PROJECTS\2006 Projects\BUN 06-02E First Christian Church - Huntington Beach\04 Lab & Testing\BUN 06-02E First Christian Church - Huntington Beach Boring Logs.bgs (MC & OD, 35 pcf)

Figure

ATTACHMENT NO 9.2b

Project: First Christian Church Project Location: Huntington Beach Project Number: BUN 06-02E	**Log of Boring B-5** Sheet 1 of 1

Date(s) Drilled: December 20, 2006	Logged By: SRB	Checked By: EHS
Drilling Method: Hollow Stem Auger	Drill Bit Size/Type: 8 inch soil bit	Total Depth of Borehole: 31.5 feet bgs
Drill Rig Type: CME 75	Drilling Contractor: JET Drilling	Approximate Surface Elevation
Groundwater Level and Date Measured: Not Encountered ATD	Sampling Method(s): SPT, Modified California, Bulk	Hammer Data: 140 lb, 30 in drop, auto trip
Borehole Backfill: Cuttings with Concrete Patch	Location: Northwest Pearking Lot; Proposed Parking Structure	

Elevation, feet	Depth, feet	Sample Type	Sample Number	Blow Count	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density	REMARKS AND OTHER TESTS
	0				Asphalt SM		3" ASPHALT			
			SK-1				[TERRACE DEPOSITS] SILTY SAND ,light reddish-brown, moist, loose to medium dense, fine-grained sand			SO4 = 0.0049%
	5		R-2	21				10.5	103	Consolidation Test
	10		R-3	47			becomes dark reddish-brown and medium dense	9.6	101	Consolidation Test
							becomes light to medium yellowish-brown			
	15		SPT-4	30						
	20		R-5	68			becomes dense	10.4	123	
	25		SPT-6	36						
	30		R-7	53				4.7	106	
							Bottom of Boring at 31.5 feet bgs			
	35									
	40									
	45									
	50									

Figure

L:\02 - PROJECTS\2006 Projects\BUN 06-02E First Christian Church - Huntigton Beach\04 Lab, Logs & Testing\BUN 06-02E First Christian Church, Huntington Beach Boring Logs.bgs [MC & DD, 35' spl]

ATTACHMENT NO. 9.37

Appendix B
Laboratory Testing

Classification
Soils were visually and texturally classified in accordance with the Unified Soil Classification System. Soil classifications are indicated on the logs of the exploratory borings in Appendix A.

In-Place Moisture and Dry Density Tests
The moisture contents and dry densities of relatively undisturbed samples obtained from the exploratory borings were evaluated in general accordance with the latest version of ASTM D2937. The test results are presented on the borehole logs in Appendix A.

Particle Size Analysis
An evaluation of the particle size analyses in selected soil samples was performed in general accordance with ASTM D422. The results of the analyses are presented in this Appendix B.

Atterberg Limits Tests
Liquid Limit, Plastic Limit, and Plasticity Index of selected and representative on-site materials were performed in general accordance with ASTM D4318. The results are presented on the borehole logs and in the table below.

Sample Location	Sample Depth (ft)	Soil Type USCS	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)
B-4 / R-1	5 - 5.5	SM	32	17	15

Consolidation Tests
Consolidation tests were performed on selected relatively undisturbed soil samples in general accordance with the latest version of ASTM D2435. The samples were inundated during testing to represent adverse field conditions. The percent consolidation for each load cycle was recorded as a ratio of the amount of vertical compression to the original height of the sample. The results of the tests are presented in this Appendix B.

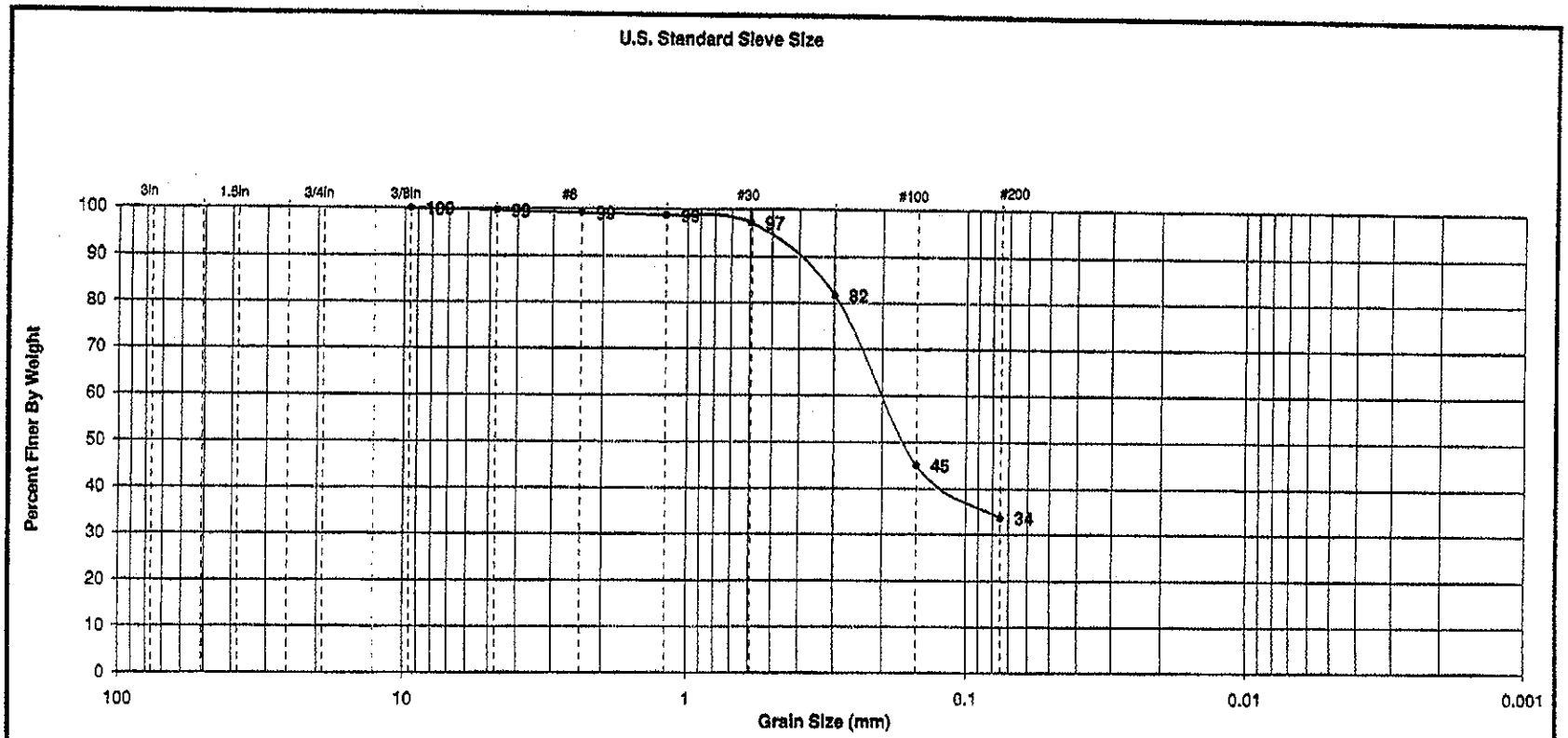
Expansion Index Tests
The expansion indices of selected samples were evaluated in general accordance with Uniform Building Code Standard No. 18-2. The results of this test are presented on the borehole logs in Appendix A.

Soil Corrosivity Tests
Soil pH and resistivity tests were performed on representative soil samples in general accordance with the latest version of California Test Method 643. The sulfate content of selected samples was evaluated in general accordance with the latest version of California Test Method 417. The results of the tests are presented in Table 8 in the text of this report.

KFM # BUN 06-02E

GRAIN SIZE ANALYSIS - ASTM D 422

Job # 2005-033



Boring / Sample No.	Initial Dry Density (pcf)	Initial Moist. (%)	Test Dry Density (pcf)	Test Moist. (%)	Permeability, K (cm/sec)	LL	PL	PI	Unified Soil Class.	Description
B-1 / SK-1									SM	

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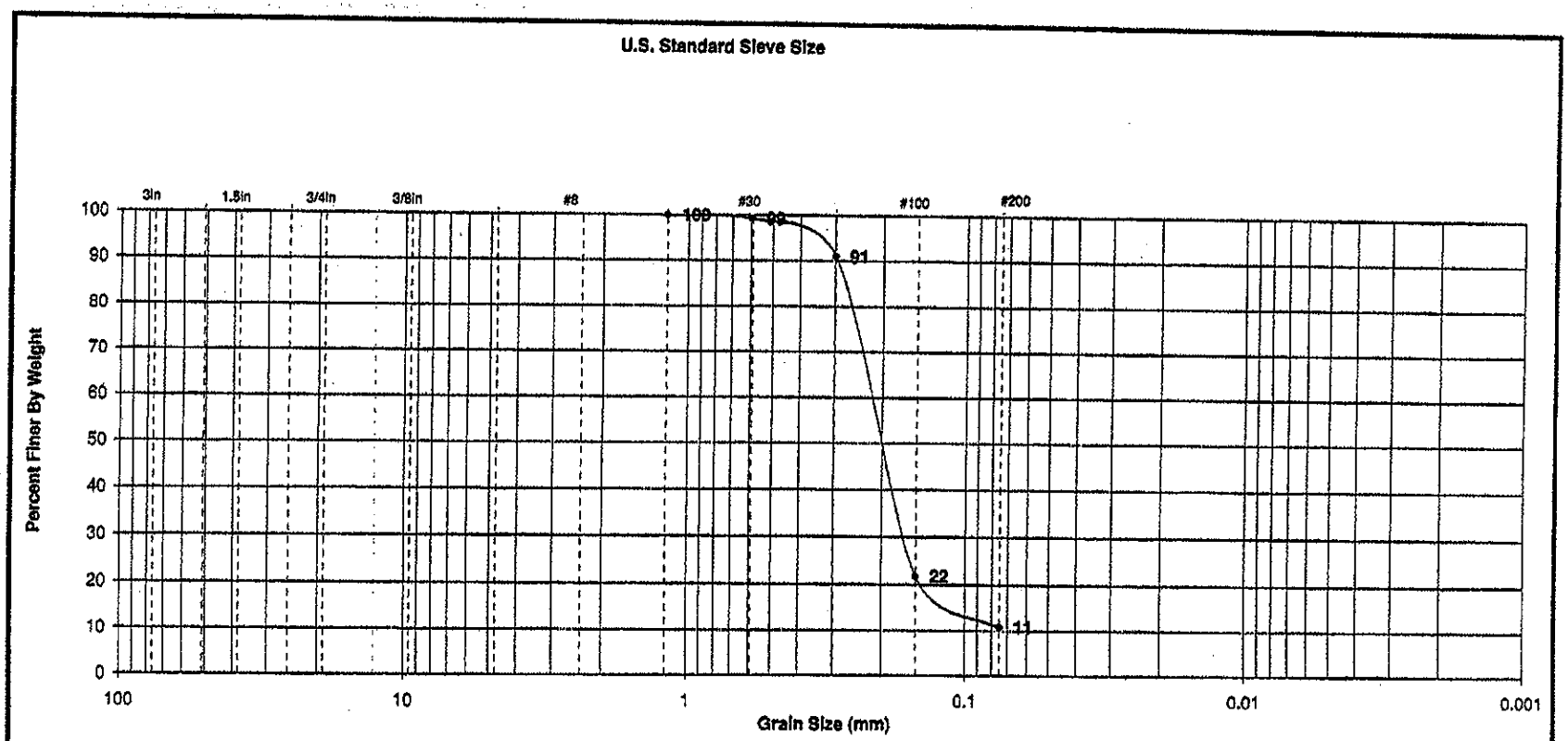
KFM # BUN 06-02E

GRAIN SIZE ANALYSIS - ASTM D 422

Job # 2006-033



Boring / Sample No.	Initial Dry Density (pcf)	Initial Moist. (%)	Test Dry Density (pcf)	Test Moist. (%)	Permeability, K (cm/sec)	LL	PL	PI	Unified Soil Class.	Description
B-4 / SPT-10									SM	

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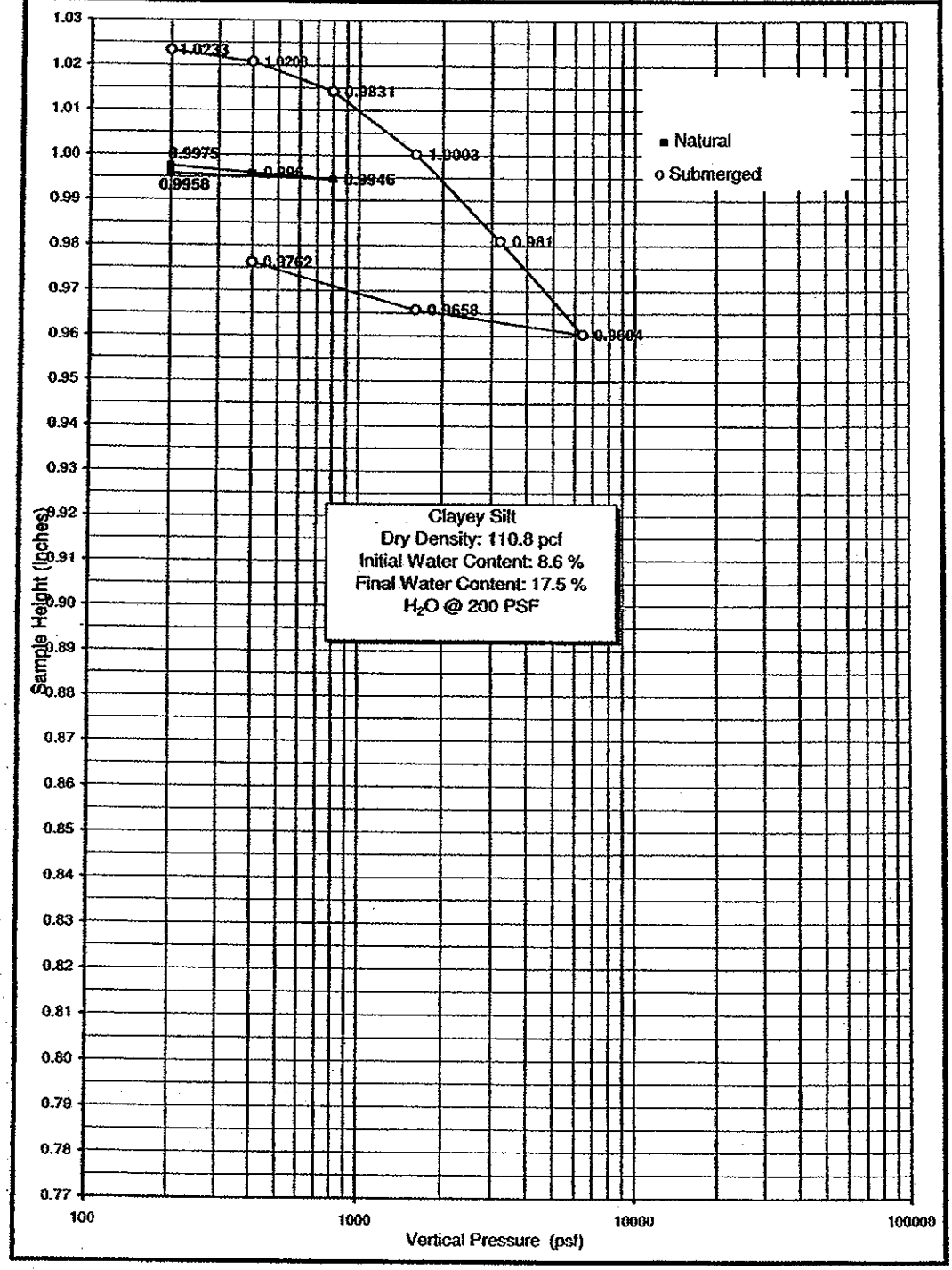
ATTACHMENT NO. 9.40

KFM # BUN 06-02E

CONSOLIDATION TEST - ASTM D2435

Job No. 2005-033

Boring / Sample No.	B-4 / R-1	Depth:	5.0' - 5.5'	Date	01-10-07



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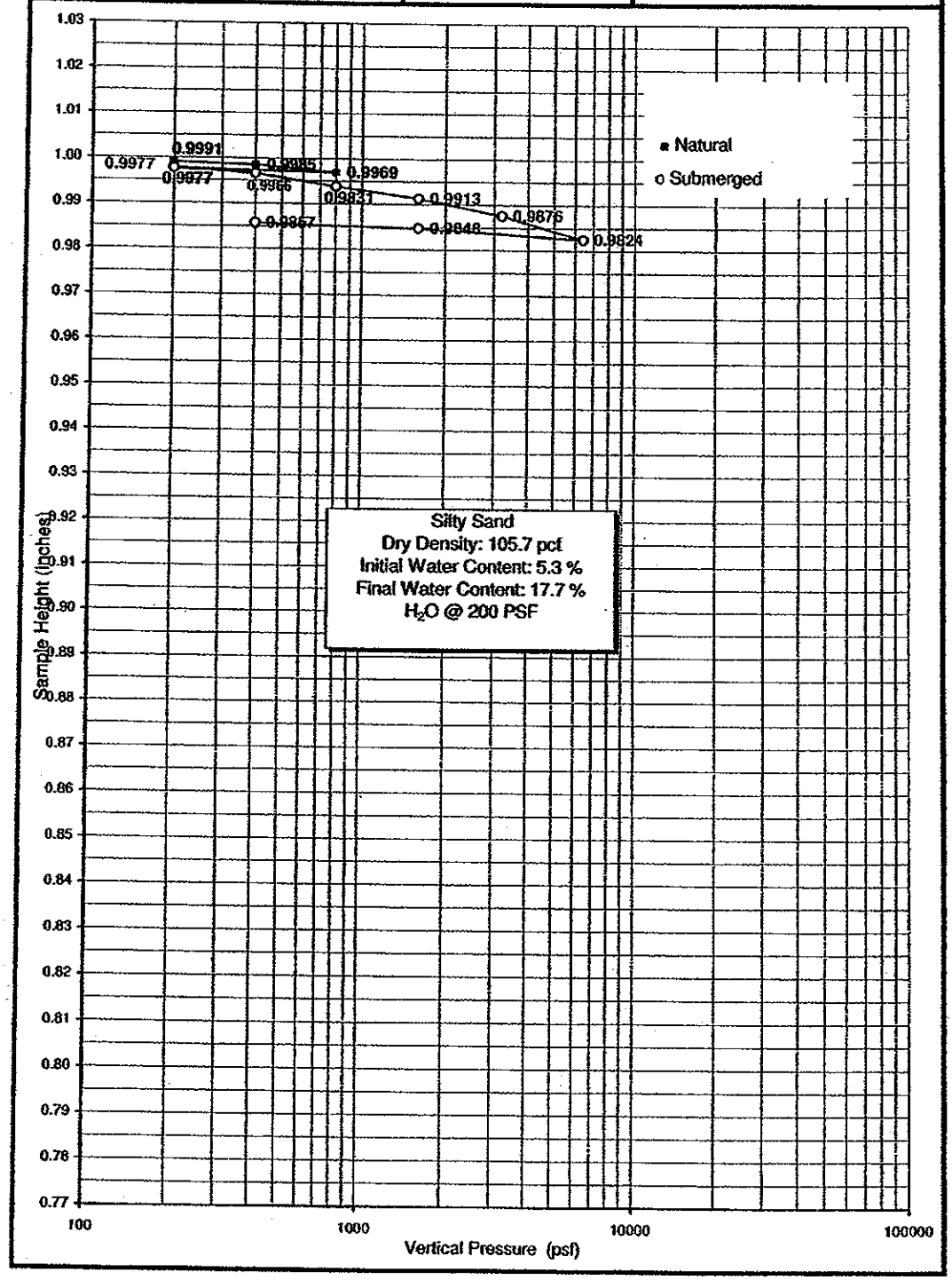
ATTACHMENT NO. 9.41

KFM # BUN 06-02E

CONSOLIDATION TEST - ASTM D2435

Job No. 2005-033

Boring / Sample No.	B-4 / R-3	Depth:	8.0' - 8.5'	Date	01-10-07



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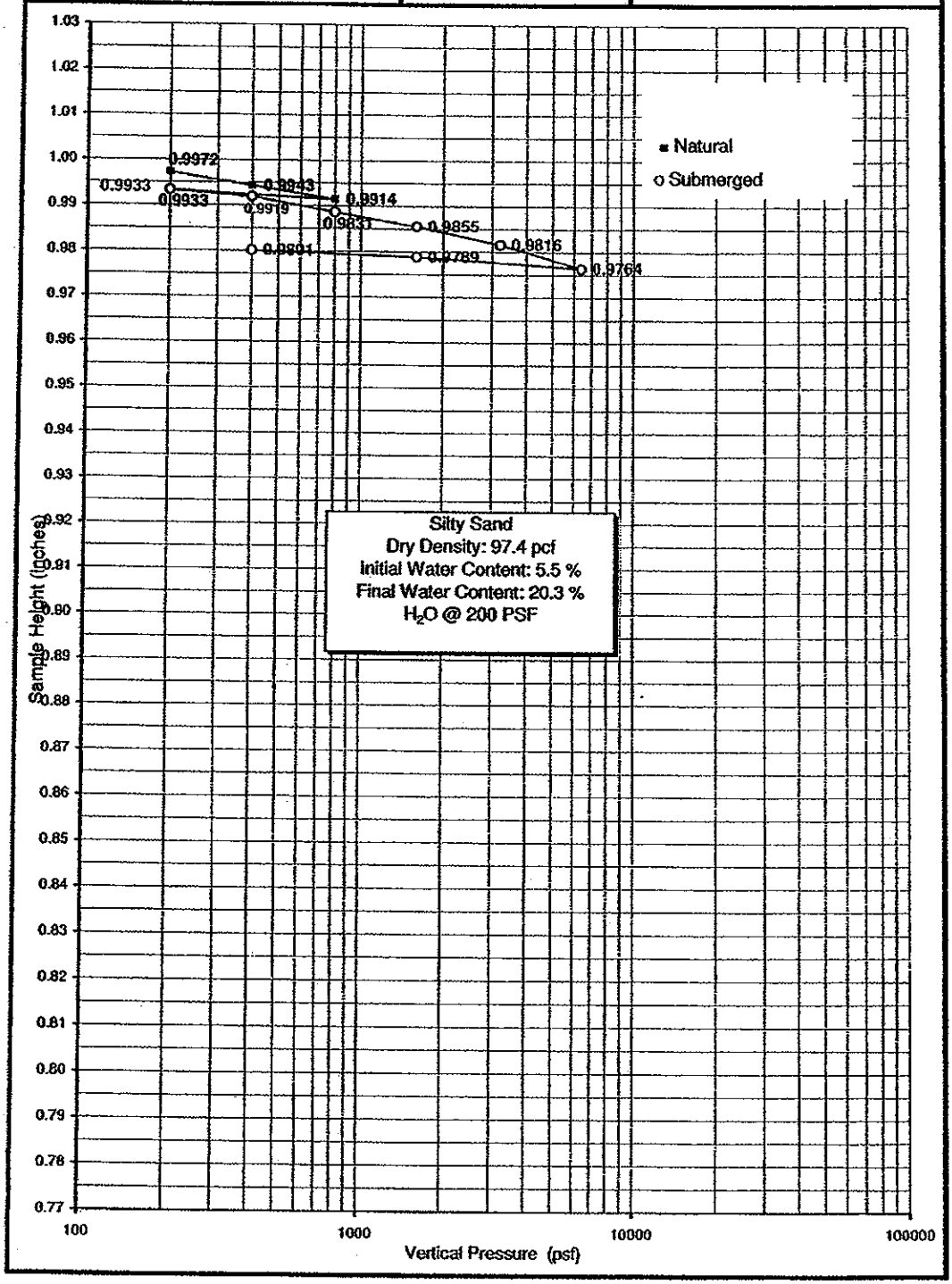
ATTACHMENT NO. 9.42

KFM # BUN 06-02E

CONSOLIDATION TEST - ASTM D2435

Job No. 2005-033

Boring / Sample No.	B-4 / R-5	Depth:	16.0' - 16.5'	Date	01-10-07



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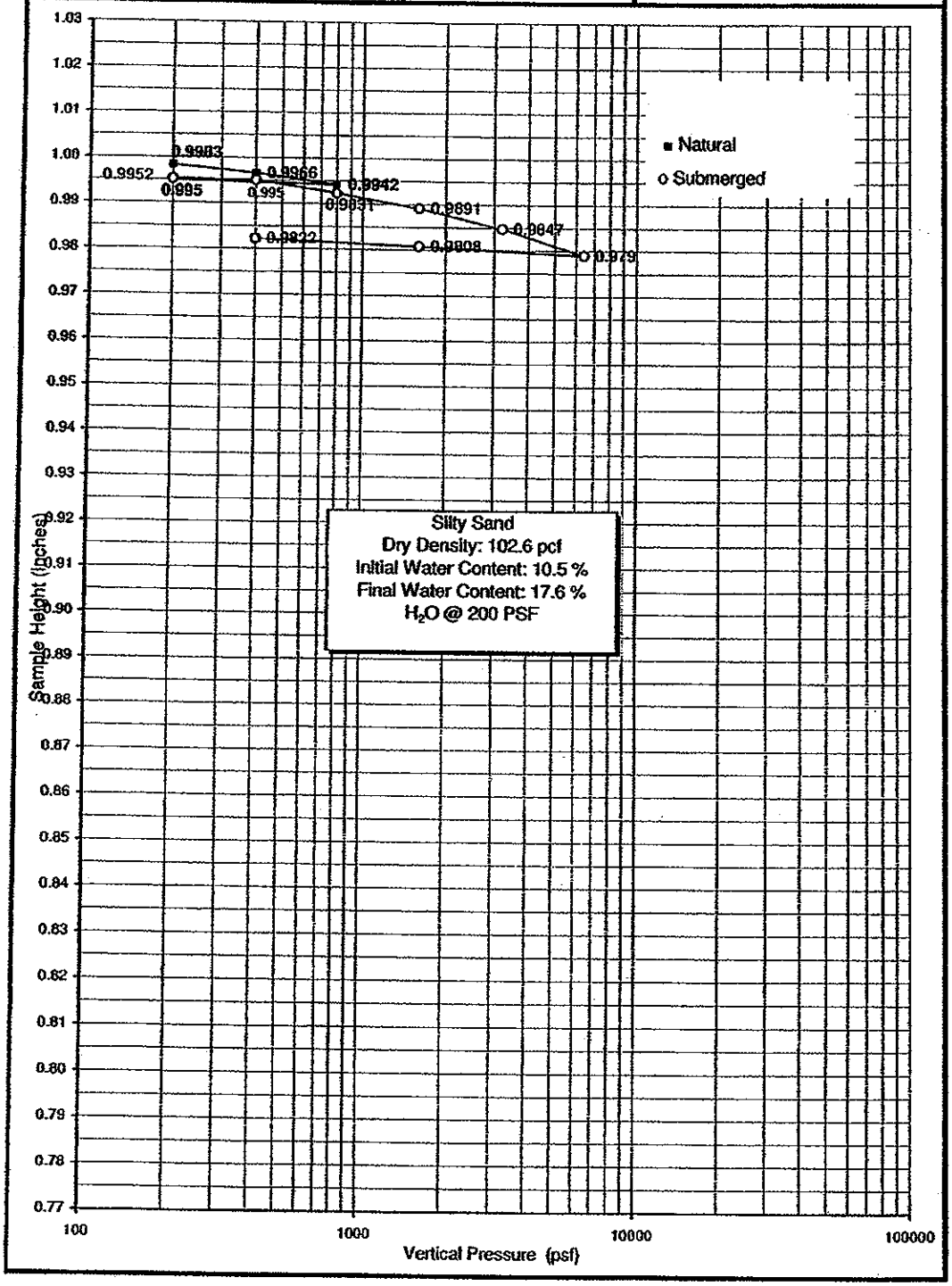
ATTACHMENT NO. 9.43

KFM # BUN 06-02E

CONSOLIDATION TEST - ASTM D2435

Job No. 2005-033

Boring / Sample No.	B-5 / R-2	Depth:	6.0' - 6.5'	Date	01-10-07



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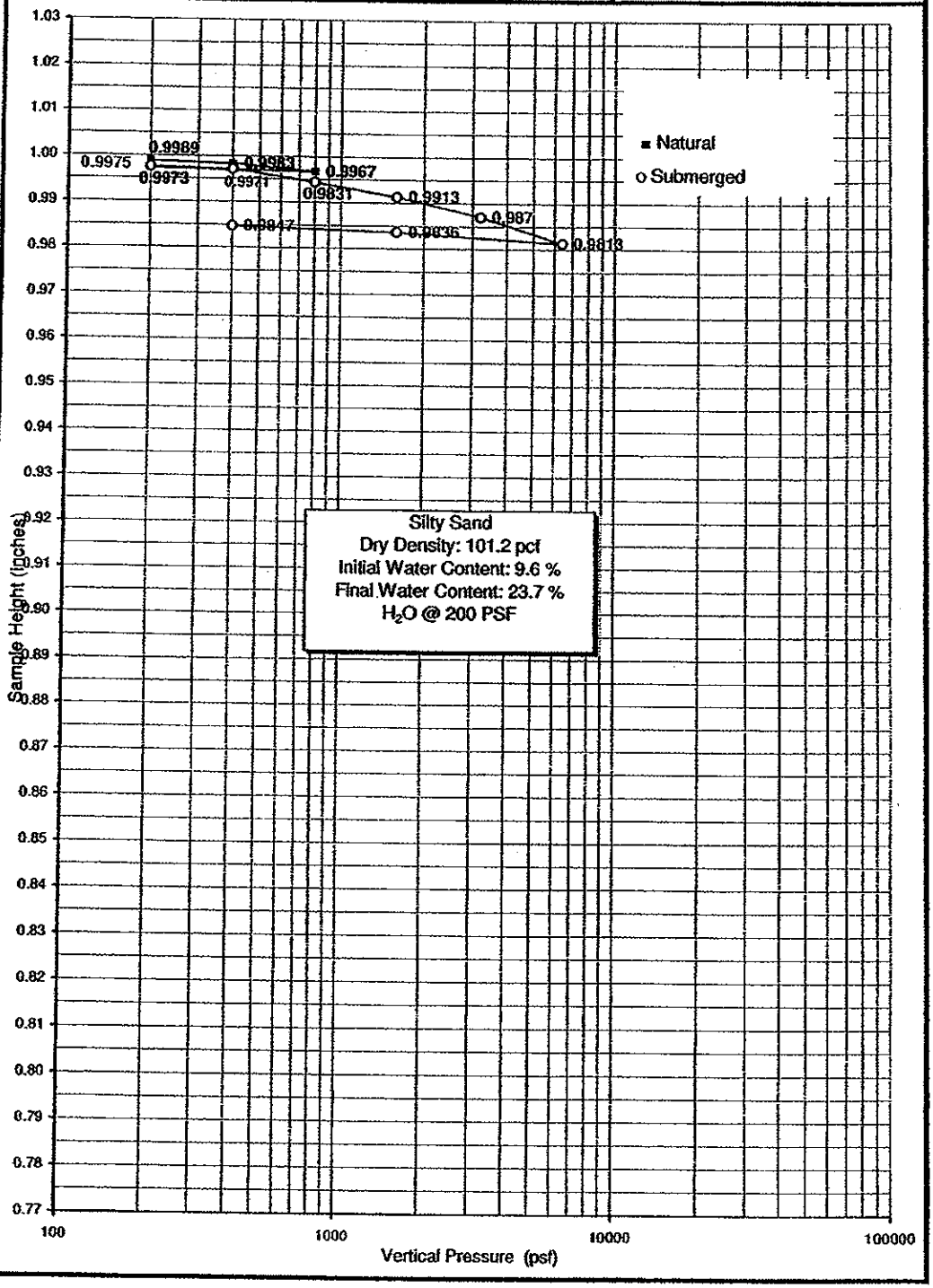
ATTACHMENT NO. 9.44

KFM # BUN 06-02E

CONSOLIDATION TEST - ASTM D2435

Job No. 2005-033

Boring / Sample No.	B-5 / R-3	Depth:	10.0' - 10.5'	Date	01-10-07



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ATTACHMENT NO. 9.45

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ATTACHMENT #5

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ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 06-008

1. PROJECT TITLE: **First Christian Church Expansion/ Remodel**

Entitlement(s): **Conditional Use Permit 2006-035**

2. LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Contact: Ron Santos, Associate Planner
Telephone No: (714) 536-55561

3. PROJECT LOCATION: 1207 Main Street, Huntington Beach (southeast corner of Adams Avenue and 17th Street)

4. PROJECT PROPONENT: Art Cueto – Visioneering Studios
5 Peters Canyon Rd.
Irvine, CA 92606
(949) 417-5872

GENERAL PLAN DESIGNATION: P(RL) (Public – Underlying Designation: Residential Low Density)

5. ZONING: PS (Public-Semipublic)

6. PROJECT DESCRIPTION:

The proposed project consists of the following:

a. Demolition of four existing buildings (Church School, Children's Ministry, Youth Ministry, and Small Chapel), and the Large Chapel's existing restroom facilities.

b. Removal of the existing modular structures currently used for adult Sunday School classes.

c. Construction of three new buildings (Children's Building, Multipurpose Building, Administrative/ Café Building).

d. Renovation of existing A-Frame Chapel.

e. Expansion and renovation of the worship center's nursery and bathroom facilities.

f. Landscape/hardscape improvements designed to create high quality outdoor gathering places, improve pedestrian circulation, and make the church campus more functional and welcoming to church members and visitors alike.

h. Re-striping of existing parking lot in order to increase its capacity and improve circulation.

i. Construction of a multi-level parking structure on a portion of the site (the southwest corner), currently utilized for at-grade parking.

Table A describes the proposed buildings and planned modifications to existing buildings:

Table A – First Christian Church, Huntington Beach - Master Plan Scope

Building	*Status*	*Size (sf)*	*Planned Use/Improvement*
A. Worship Center	Existing	25,500	No change to existing seating capacity. The worship center will not be modified as part of this project scope.
B. Children's Building	Planned	17,411	Children's Sunday School (preschool – 6th grade), and midweek preschool. Preschool entrance will be relocated to be accessible via parking area instead of current access via Loma Avenue.
C. Multi-Purpose	Planned	10,268	Flexible meeting space for Jr. High and High School groups and other large groups/functions.
D. Chapel	Existing	5,717	Remodel existing A-Framed structure into a traditional chapel suitable for classic worship services, weddings and funerals.
E. Administrative, Café	Planned	13,621	Church administrative offices, full service kitchen, church resource center.
F. Nursery Expansion	Planned	4,252*	Expanded existing nursery and restroom facilities in the worship center. Improvements include a combination of new construction and remodeling of existing facilities.
	TOTAL:	76,769	
G. Parking Structure	Planned	299 spaces (Estimated)	Above ground parking structure to accommodate peak parking requirements for concurrent worship services in existing worship center and new venues.

**Note:* Nursery Expansion square footage includes 1,027 sf of new construction and remodel of 3,180 s.f. of existing nursery and restroom space in the Worship Center.

The proposed project will result in a net increase in assembly capacity of 293 seats, bringing the total number of seats to 1,763 seats during the peak Sunday Service times. However, attendance/ seating capacity for Sunday services would be limited to 1,655 persons based on the recommendation in the Trip Generation Study.

The project will include outdoor public space and landscaping improvements in addition to the items listed in Table A. The completed campus will include a new pedestrian walkway, or "Village Gateway" from Main Street where the existing Small Chapel is located. A Chapel Garden will be located at the site of the existing Classroom Building and allow for direct pedestrian access into the campus from 14th Street. A new "Tidal Court" will serve as the main gathering area for before and after church functions and will be open to the public. The court will be located between the existing Worship Center, Multipurpose Building, A-Frame Chapel, and Administration/Café Building. The court will include chairs and tables to support the café and hardscape improvements suitable for informal gatherings. The "Wave Walk" will serve as the main pedestrian connection between the church's parking lot and the new and existing buildings. These outdoor areas will be enhanced by the use of decorative paving, landscaping (including native drought-tolerant plant materials), and signage.

The church will not hold regularly scheduled outdoor gatherings on its campus, nor will the Tidal Court function as an amphitheater. Additionally, the church will not have any outdoor amplified sound system.

Reasons for Initiating Application

FCCHB's existing facilities are functionally inadequate to meet its current and future ministry needs. The project will upgrade the quality of the church's meeting, kitchen, and resource facilities; consolidate the office space for the church's administration; and improve the campus' overall aesthetic in order to make it a more inviting and community-serving facility.

Project Sequencing

Construction of new buildings is tentatively scheduled to begin in summer of 2007. Construction will take place in the following sequence:

1. Remove existing modular buildings
2. Construct new Children's Building
3. Demolish existing Church School Building
4. Construct new Multipurpose Building and Nursery Expansion
5. Demolish existing Youth Building and Small Chapel
6. Construct new Administration/Café Building
7. Construct Parking Structure

The project's initial construction phase (new children's, nursery expansion, multipurpose, café/ administration, renovated chapel, and area improvements) is planned to last 18 months (1.5 years). The construction of the parking garage is anticipated to take an additional 12 months, for a total construction duration of 30 months (2.5 years).

Parking

The church's parking demand is based on the assumption that it will stage three concurrent worship services in separate venues (Existing Worship Center, Renovated A-frame Chapel, and Multipurpose/ Overdrive Building) upon the project's completion. The concurrent services will generate a parking demand of 555 parking spaces per city code. This demand will be met through a combination of on-site and off-site shared use spaces during the project construction phase and upon project completion as allowed by Section 231.06 – *Joint Use Parking* of the City of Huntington Beach Zoning Ordinance.

Shared Parking

The church has entered into shared use agreements with both Smith Elementary School and Huntington Beach High School for the use of the 47 space lot and the south lot respectively. Each lot's location, capacity, and distance from the church are listed in Table B.

Table B – Shared Parking Lots

Off Site Lot	Capacity	Distance from Church (Feet)
Smith Elementary School Smith/Dwyer Lot	47 124*	220
Huntington Beach High School	298 south lot 295 north lot*	570

*additional school parking – not proposed for use by FCCHB

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ATTACHMENT NO. 5.3

Both lots will be used during the project construction phase to meet the church's required parking requirements. The church plans to operate two shuttles between the church and Huntington Beach High School's south lot on Sunday mornings in order to minimize the walking distance between the lot and the church. The church plans to provide two 20-passenger commuter vans that will operate between the hours of 10:00 am and 12:00 noon. The church agrees to monitor the number of cars parked at the High School's southern lot on Sunday mornings during construction and the number of church attendees that use the shuttles, and adjust the shuttles' operations (operating hours and headways) accordingly. A Variance request has been filed for use of the Huntington Beach High School south lot since it exceeds the City's 250 foot maximum distance requirement for off-site/shared parking.

The church intends to continue to use the Smith Elementary School lot after the project's completion to meet a portion of its parking demand. Table C shows how the church intends to meet its parking requirement through the use of the Smith Elementary School lot.

Table C –Parking Supply

	Parking Capacity	
Parking Lot	Without Parking Structure	With Parking Structure
FCCHB Surface Parking	404	234
FCCHB Structured Parking		299
Smith Elementary School	47	47
Huntington Beach High School	298	
Total	**749**	**580**

Hours of Operation

First Christian Church of Huntington Beach (FCCHB) holds three weekly worship services (Saturday 6:00 pm, and Sunday 9:00 and 10:30 am) and operates a 200-student preschool during the week. The church has an average weekly attendance (three services) of 2,300, and has 25 full-time employees. The church's administrative office hours are 8:30 am to 5:00 pm, Monday through Friday, and the preschool meets from 9:00 am to 2:00 pm, Monday through Friday (September through June). The church plans to operate the new café/book store between the hours of 7:00 am to 9:00 pm Monday to Saturday, and from 8:00 am to 7:00 pm on Sundays. Weddings and related activities, along with other special events held at the church, will end by 10:00 pm. A more detailed list of weekly church activities is contained in Attachment 3.

Special events such as weddings and funerals will typically take place in the renovated chapel. As many as one wedding per week and one funeral per month may take place in this venue. Both weddings and funerals may take place on any day of the week with the exception of Sundays. Most weddings will be scheduled for Saturdays. Any wedding or funeral with projected attendances in excess of 350 people will take place in the Worship Center, though these events are uncommon and may occur on a sporadic basis.

7. SURROUNDING LAND USES AND SETTING:

The project site is surrounded primarily by residential land uses. Single-family homes are located to the northwest (across 17th Street), northeast (across Adams Avenue), and east (across Main Street) and south (across Loma Avenue). Worthy Park is located directly north of the project site at the intersection of Adams Avenue and 17th Street. The Agness L. Smith Elementary School, and single-family homes are located adjacent to and south of the project site. Huntington Beach High School is located approximately 570 feet north of the property, across 17th Street.

8. **OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** N/A

9. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement): N/A

ATTACHMENT NO. 5.5

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Land Use / Planning	☐ Transportation / Traffic	☐ Public Services
☐ Population / Housing	☐ Biological Resources	☑ Utilities / Service Systems
☐ Geology / Soils	☐ Mineral Resources	☐ Aesthetics
☑ Hydrology / Water Quality	☐ Hazards and Hazardous Materials	☐ Cultural Resources
☐ Air Quality	☑ Noise	☐ Recreation
☐ Agriculture Resources	☐ Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared. ☑

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.** ☐

Signature: _____ Date: July 19, 2007

Ron Santos
Printed Name

Associate Planner
Title

ATTACHMENT NO. 5.6

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.

6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.

7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers' information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 4.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

I. LAND USE AND PLANNING. Would the project:

a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 4, 14) ☐ ☐ ☑ ☐

Discussion: The subject property is designated for public, quasi-public and institutional use(s) and development including but not limited to governmental, public utilities, schools, public parking lots, and religious assembly by the Huntington Beach General Plan and Huntington Beach Zoning & Subdivision Ordinance (HBZSO). The proposed religious assembly use is consistent with the Public and Public-Semipublic General Plan land use and zoning designations. In addition, the project complies with all but one of the applicable land use and development standards of the HBZSO, including minimum building setbacks, parking and landscape requirements and maximum building height.

Approval of Joint Use/off-site parking is requested, including a variance(s) to the 250 ft. maximum distance requirement for off-site parking in order to meet parking requirements. The applicant proposes to provide shuttle service between the project site and the off-site parking lots as means to mitigate the distance between the project site and the off-site parking lot. Because the off-site parking is needed only to meet parking requirements during the Church's peak demand, which coincides with church services, provision of shuttle service is anticipated to be a uniquely functional and effective means of mitigation. That is, since a significant proportion of church service attendees may be expected to regularly attend services and arrive and depart in mass at scheduled times, the church may effectively disseminate information regarding the availability of the shuttle service and operate the service efficiently. Accordingly, a less than significant impact associated with the granting of the requested variance is anticipated.

The project site is not within the boundaries of any specific plan nor located within the coastal zone.

b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2, 14) ☐ ☐ ☐ ☑

Discussion: The project is proposed in an urbanized area on a previously developed site. The project will not conflict with any habitat conservation plan or natural community conservation plan of the City of Huntington Beach, as there are no such plans adopted for the area.

c) Physically divide an established community? (Sources: 1, 4) ☐ ☐ ☐ ☑

Discussion: The proposed development will occur on a previously developed parcel with direct access to existing public streets. No public access ways through the subject property exist. No new roadways, road widening, rail lines, bridges or other off-site improvements with the potential to physically divide an established community are proposed or required.

II. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either ☐ ☐ ☑ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1, 4, 8)

Discussion: The project is not expected to induce significant population growth or affect official regional or local population projections. The proposed project does not involve the construction of housing. The project will provide for a minor expansion of an existing use serving a local population in a neighborhood which is largely built out. The church employs 25 people full-time and does not anticipate the need for additional employees. No increase in pre-school enrollment is proposed. Therefore, the demolition of the existing buildings and construction of the proposed buildings on the subject site will not induce substantial population growth in the area.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 4) ☐ ☐ ☐ ☑

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:1, 4) ☐ ☐ ☐ ☑

Discussion: b) – c) The project site is currently developed for religious assembly uses. The proposed project provides for demolition of existing buildings and associated site improvements and construction of new structures and site improvements intended to accommodate the continued use of the site for religious assembly use. No residential uses or structures exist on the project site. Therefore, the proposed project will not displace existing housing or inhabitants.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources: 6, 13, 15) ☐ ☐ ☑ ☐

Discussion: The site is not located within a designated Alquist-Priolo Earthquake Fault Zone. The surface traces of any active or potentially active faults are not known to pass directly through or project towards the site. The nearest active faults to the site are the Newport-Inglewood Fault, located approximately 1 km to the north, the Palos Verdes Fault, located approximately 17 km to the southwest, and the Whittier Fault, located approximately 31 km northeast of the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

ii) Strong seismic ground shaking? (Sources: 1, 13, 15, 23) ☐ ☐ ☑ ☐

Discussion: The project site is located in a seismically active region of Southern California. Therefore, the site could be subjected to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies and procedures which require submittal of a detailed soils analysis prepared by a Licensed

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Soils Engineer. The required soils analysis must include on-site soil sampling and laboratory testing of materials to provide detailed recommendations regarding grading, foundations, retaining walls, streets, utilities, and chemical and fill properties of underground items including buried pipe and concrete and the protection thereof; and a report prepared by an engineering geologist indicating the ground surface acceleration from earth movement for the subject property. All structures within this development shall be constructed in compliance with the g-factors as indicated by the geologist's report. Calculations for footings and structural members to withstand anticipated g-factors must be submitted to the City for review prior to the issuance of building permits. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv) Landslides? (Sources: 1, 15)	☐	☐	☐	☑

Discussion: (iii – iv) The City of Huntington Beach General Plan Liquefaction Potential map designates the project site as an area of LOW POTENTIAL. In addition, based on the Seismic Hazard Zone Report 011 – Seismic Hazard Zone Report for the Seal Beach 7.5-minute Quadrangle, Los Angeles and Orange Counties, California (1998), the proposed development is not located within an area identified by the State of California as subject to the hazard of liquefaction or earthquake-induced landslides. Due to the lack of groundwater and the dense to very dense state of the on site granular materials within the depth of liquefaction significance, the potential for liquefaction and its adverse effects impacting the site is considered negligible. The Geotechnical Engineering Report concludes that no special design considerations for mitigation of liquefaction, liquefaction effects, or earthquake induced settlements are necessary.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 15)	☐	☐	☑	☐

Discussion: The project and vicinity are urbanized and have relatively flat topography. The project site has been previously graded and developed with structures, parking surfaces, walkways and landscaped areas. Although the proposed project has the potential to result in erosion of soils during construction activities, erosion will be minimized by compliance with standard City requirements for submittal of an erosion control plan prior to issuance of building permits, for review and approval by the Department of Public Works. Implementation of the proposed project would not require significant alteration of the existing topography of the project site. In the event that unstable soil conditions occur on the project site due to previous grading, excavation, or placement of fill materials, these conditions would be remedied pursuant to the recommendations in the required geotechnical study for the project site. Therefore, no significant impact is anticipated and no mitigation measures would be required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 15, 23)	☐	☐	☐	☑

Discussion: The City of Huntington Beach General Plan Potentially Unstable Slope Areas map indicates that the site is in an area of NO POTENTIAL slope instability. The project is proposed on a flat parcel of land and no slopes or other landforms susceptible to landslide exist in the vicinity of the property. Moreover, California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site which would be indicative of the potential for slope instability at or in the vicinity of the site.

ATTACHMENT NO. 5.10