



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)

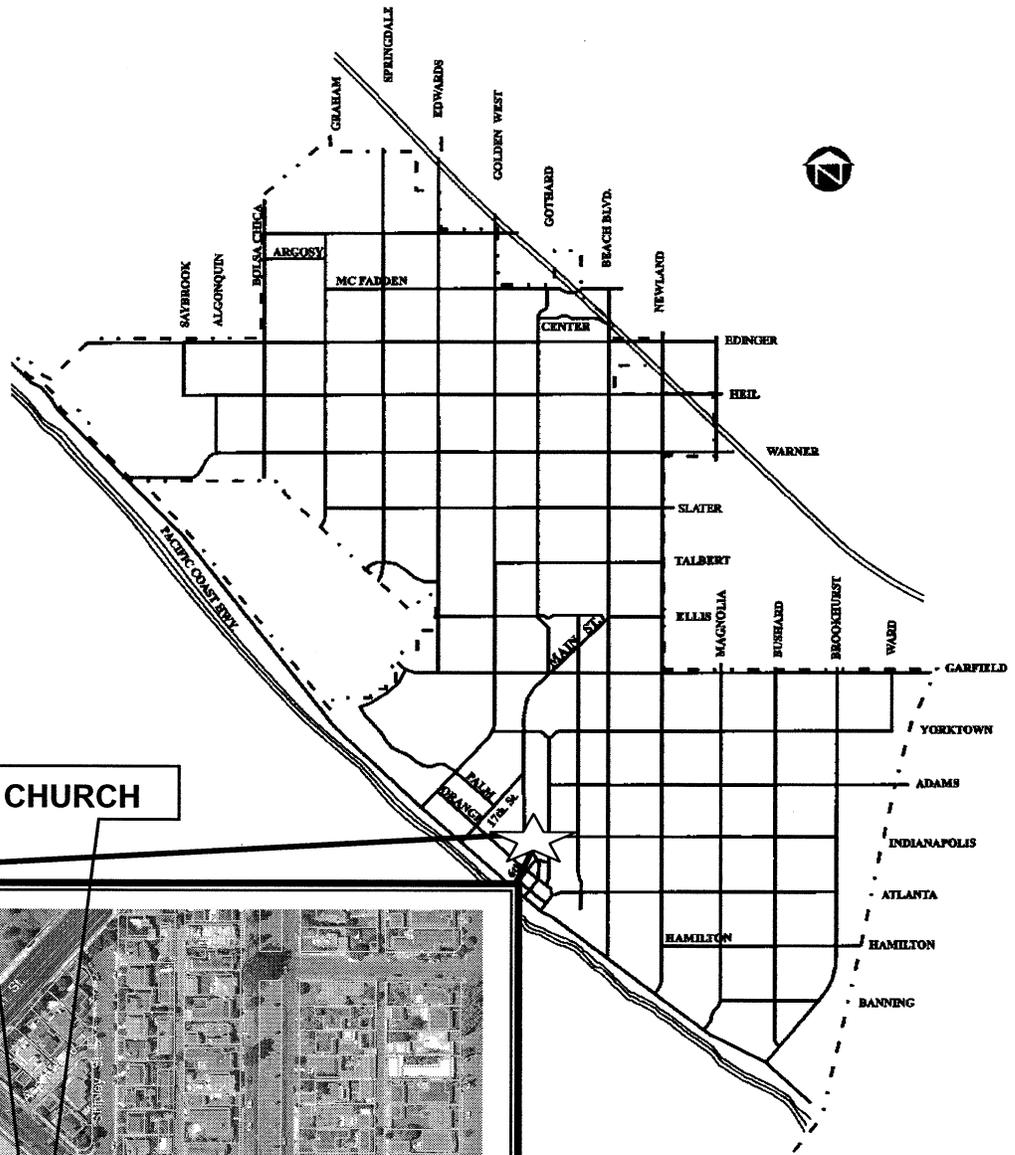
STATEMENT OF ISSUE:

- ♦ 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.

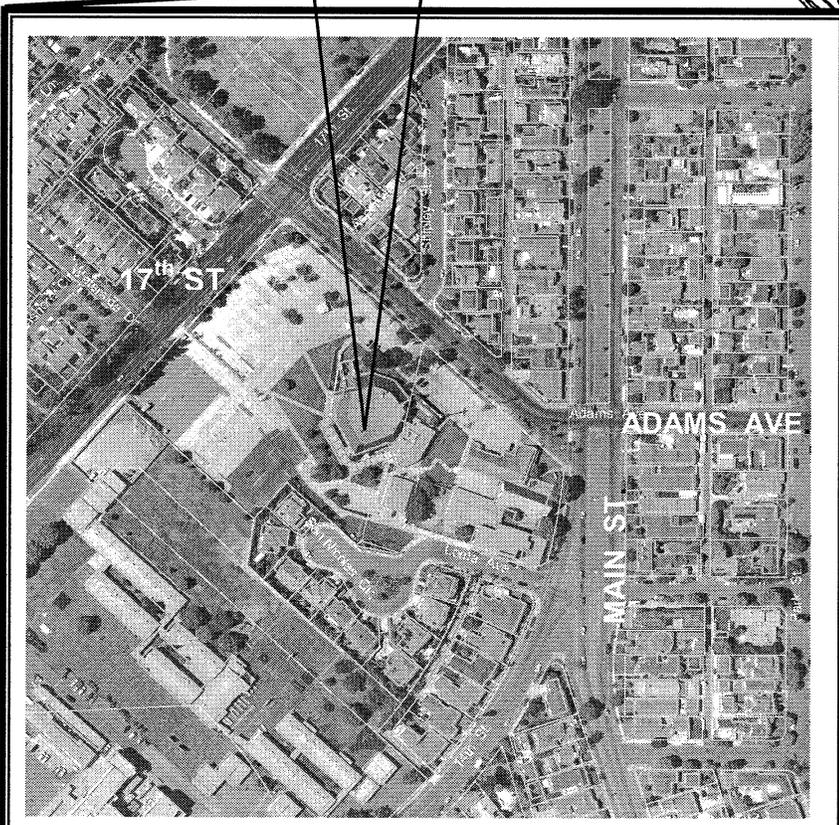
RECOMMENDATION:

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.)

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 – 6 th 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).

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 17 th St.)	OS-P (Open Space – Park)	OS-PR (Open Space – Parks and Recreation Sub-district)	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 17 th 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.

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.

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

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) 295 north lot*	570

*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 and 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:

August 6, 2007

MANDATORY PROCESSING DATE(S):

Mitigated Negative Declaration: Feb. 1, 2008 (180 days)

Conditional Use Permit/Variance: Within 60 days from Negative Declaration Approval

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 be achieved. The plan would be 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
2. Project Plans received and dated June 28, 2007
3. Project Narrative received and dated July 10, 2007
4. Code Requirements Letter dated August 6, 2007 (for informational purposes only)
5. Mitigated Negative Declaration No. 06-008 (includes Environmental Checklist, Mitigation Measures, Comment Letters and Response to Comments)
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

SH:HF:RR:RS:sh

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 be 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.



**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 CONJUNCTION 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 NO. 1.7

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



1207 Main Street, Huntington Beach

ENTITLEMENT PACKAGE

DATE 08.07.06

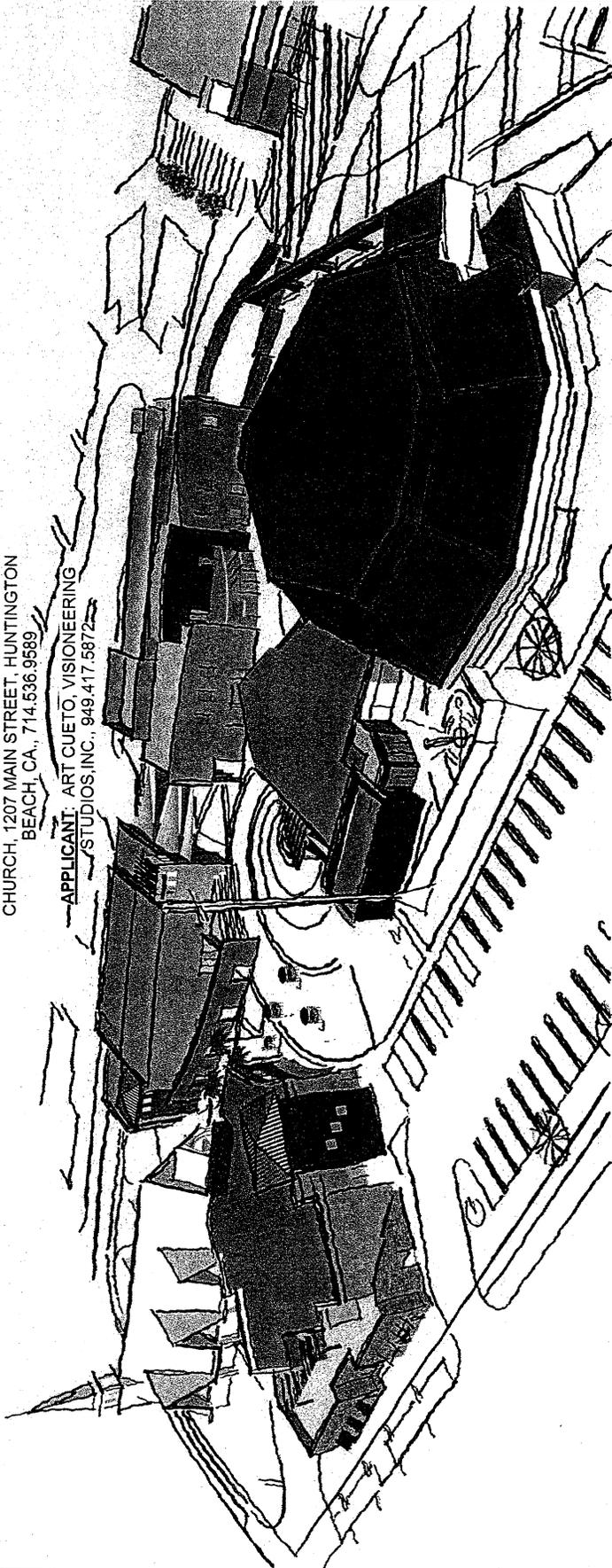
PROJECT CODE 104-03

COVERSHEET

SHEET NO.

1

1st CHRISTIAN CHURCH



SHEET INDEX

- 1 TITLE PAGE
- 2 SITE PLAN
- 3 EXISTING SITE WITH DEMOLITION PLAN
- B1 KIDS BUILDING- 1ST FLOOR
- B2 KIDS BUILDING- 2ND FLOOR
- B3 KIDS BUILDING- NORTH/ WEST ELEVATIONS
- B4 KIDS BUILDING- SOUTH/ EAST ELEVATIONS
- C1 MULT-PURPOSE BUILDING- 1ST FLOOR
- C2 MULT-PURPOSE BUILDING- 2ND FLOOR
- C3 MULT-PURPOSE BUILDING- NORTH/ EAST ELEVATIONS
- C4 MULT-PURPOSE BUILDING- SOUTH/ WEST ELEVATIONS
- D1 CHAPEL BUILDING- FLOOR PLANS
- D2 CHAPEL BUILDING- NORTH/ EAST ELEVATIONS
- D3 CHAPEL BUILDING- SOUTH/ WEST ELEVATIONS
- E1 CAFE/ ADMINISTRATION BUILDING- 1ST FLOOR
- E2 CAFE/ ADMINISTRATION BUILDING- 2ND FLOOR
- E3 CAFE/ ADMINISTRATION BUILDING- NORTH/ WEST ELEVATIONS
- E4 CAFE/ ADMINISTRATION BUILDING- SOUTH/ WEST ELEVATIONS
- F1 NURSERY BUILDING- FLOOR PLANS
- F2 NURSERY BUILDING- NORTH/ SOUTH ELEVATIONS
- G1 PARKING STRUCTURE LEVELS 0/1 and 2/3
- G2 PARKING STRUCTURE LEVELS 4/5
- G3 PARKING STRUCTURE ELEVATIONS

First Christian Church of Huntington Beach

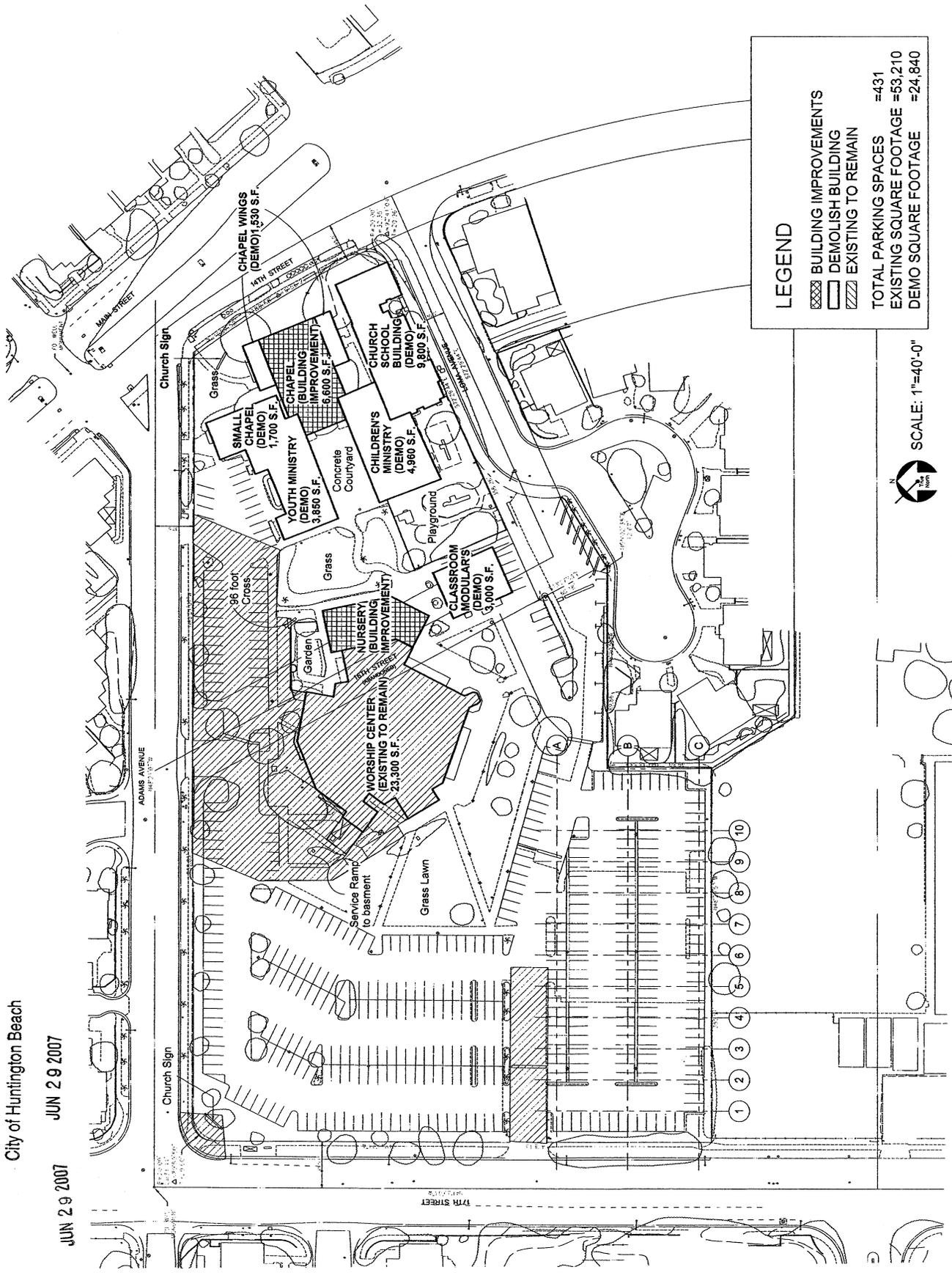
Zoning & Compliance Notes

Item #	Project	Notes
1	100	Minimum Floor Area Ratio (FAR) 0.50
2	100	Maximum Floor Area Ratio (FAR) 1.00
3	100	Maximum Building Height 35 feet
4	100	Maximum Building Footprint 10,000 sq. ft.
5	100	Maximum Building Setback 10 feet
6	100	Maximum Building Coverage 20%
7	100	Maximum Building Spacing 10 feet
8	100	Maximum Building Orientation 30 degrees
9	100	Maximum Building Color 3 colors
10	100	Maximum Building Signage 1 sign
11	100	Maximum Building Access 1 access
12	100	Maximum Building Parking 10 spaces
13	100	Maximum Building Landscaping 10% coverage
14	100	Maximum Building Materials 1 material
15	100	Maximum Building Orientation 30 degrees
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First Christian Church of Huntington Beach

Zoning & Compliance Notes

Item #	Project	Notes
1	100	Minimum Floor Area Ratio (FAR) 0.50
2	100	Maximum Floor Area Ratio (FAR) 1.00
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94	100	Maximum Building Signage 1 sign
95	100	Maximum Building Access 1 access
96	100	Maximum Building Parking 10 spaces
97	100	Maximum Building Landscaping 10% coverage
98	100	Maximum Building Materials 1 material
99	100	Maximum Building Orientation 30 degrees
100	100	Maximum Building Color 3 colors



LEGEND

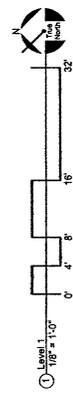
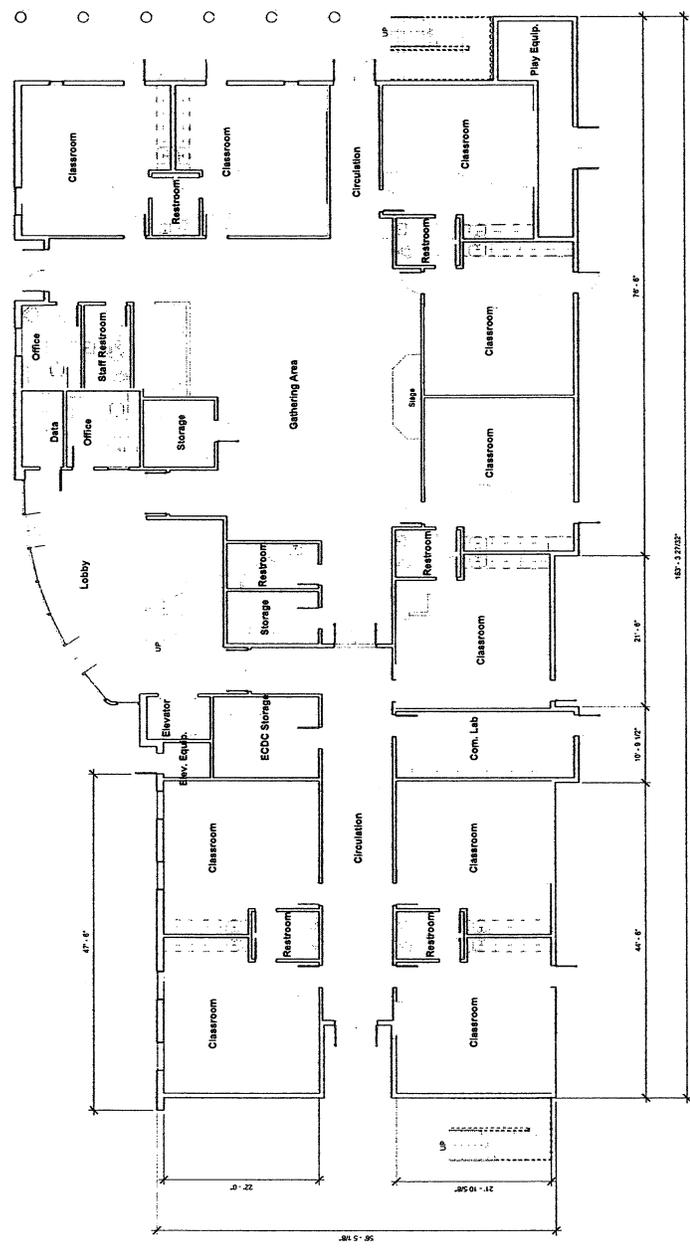
- BUILDING IMPROVEMENTS
- DEMOLISH BUILDING
- EXISTING TO REMAIN

TOTAL PARKING SPACES = 431
 EXISTING SQUARE FOOTAGE = 53,210
 DEMO SQUARE FOOTAGE = 24,840

SCALE: 1"=40'-0"

1st CHRISTIAN CHURCH

City of Huntington Beach
 JUN 28 2007



1207 Main Street, Huntington Beach

First Christian Church

City of Huntington Beach
JUN 28 2007

Kids Building-2nd Floor

Sheet No. **B2**

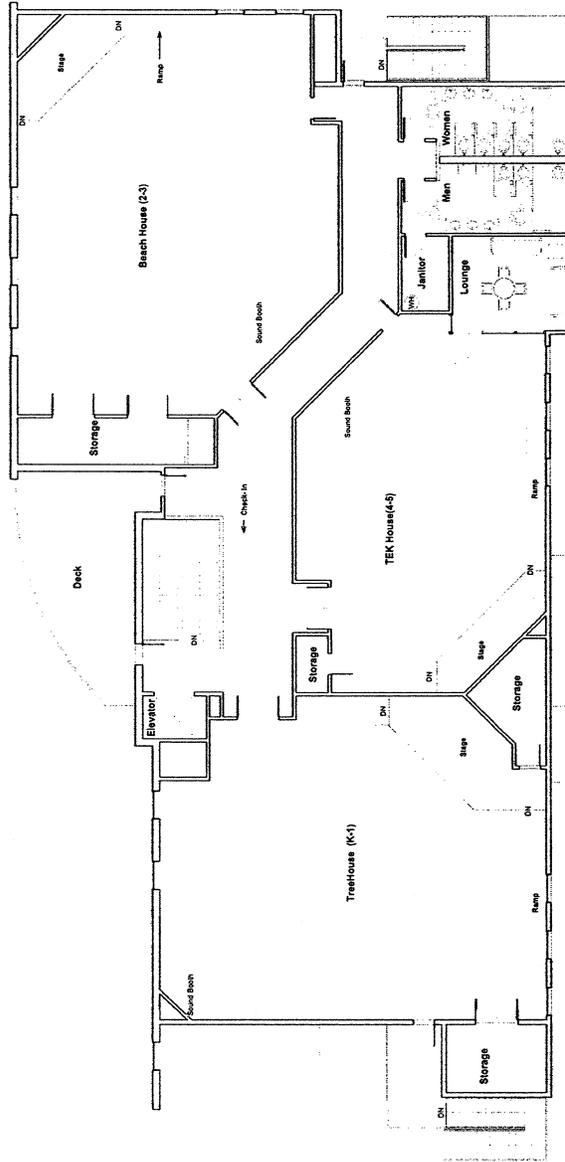
ENTITLEMENT
PACKAGE

DATE
06.15.06

PROJECT
CODE
104-03



www.visi-neering.com
1207 Main Street, Huntington Beach, CA 92625



ATTACHMENT NO. 25

1207 Main Street, Huntington Beach

ENTITLEMENT PACKAGE

DATE
06.15.06

PROJECT CODE
104-03

First Christian Church

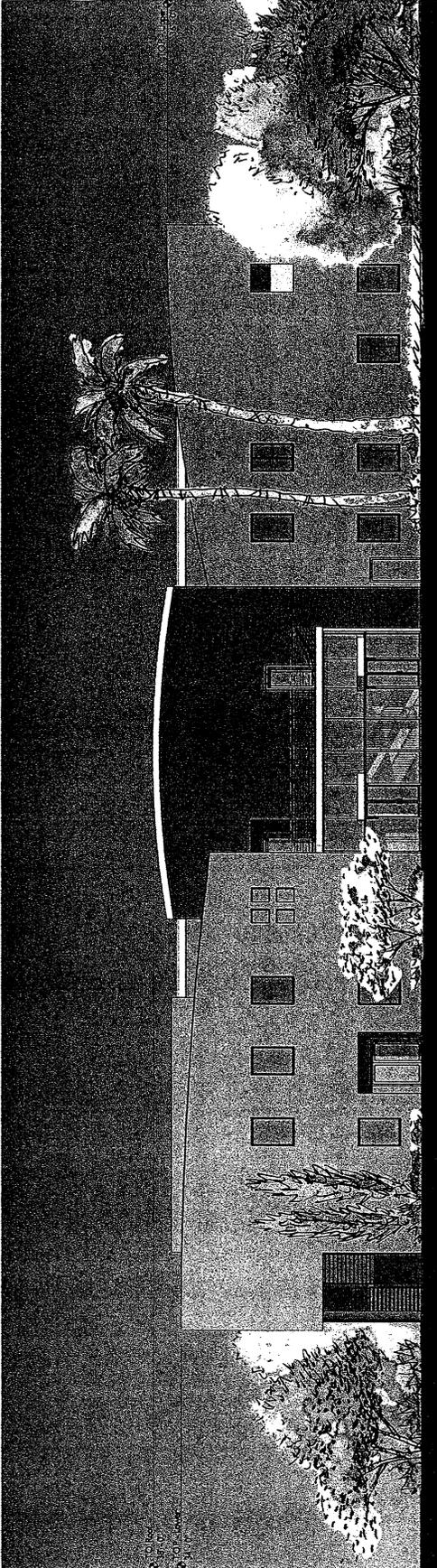
Kids Building - Elev.- North/ West

Sheet No.

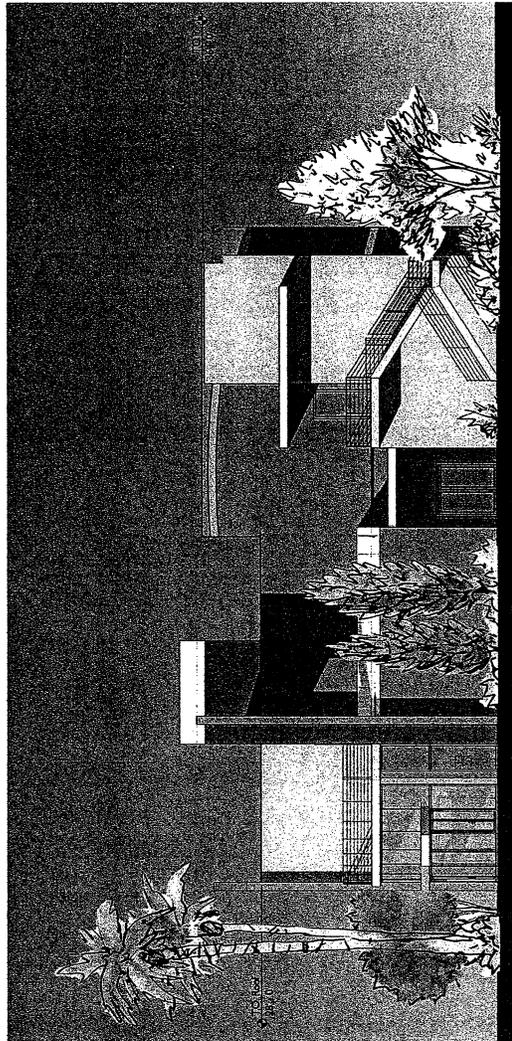
B3

City of Huntington Beach

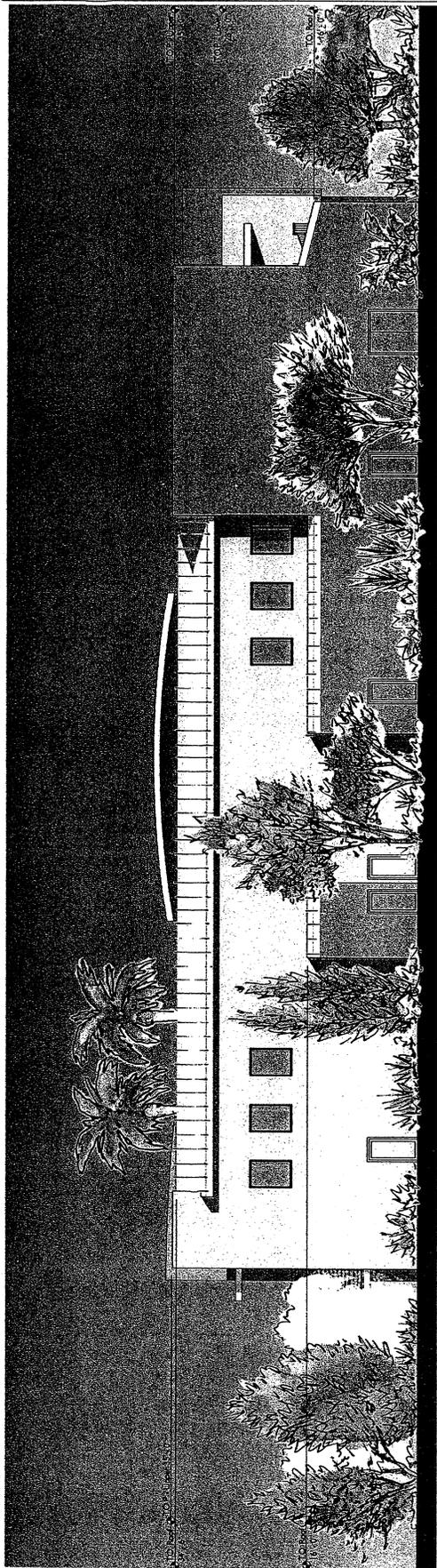
JUN 28 2007



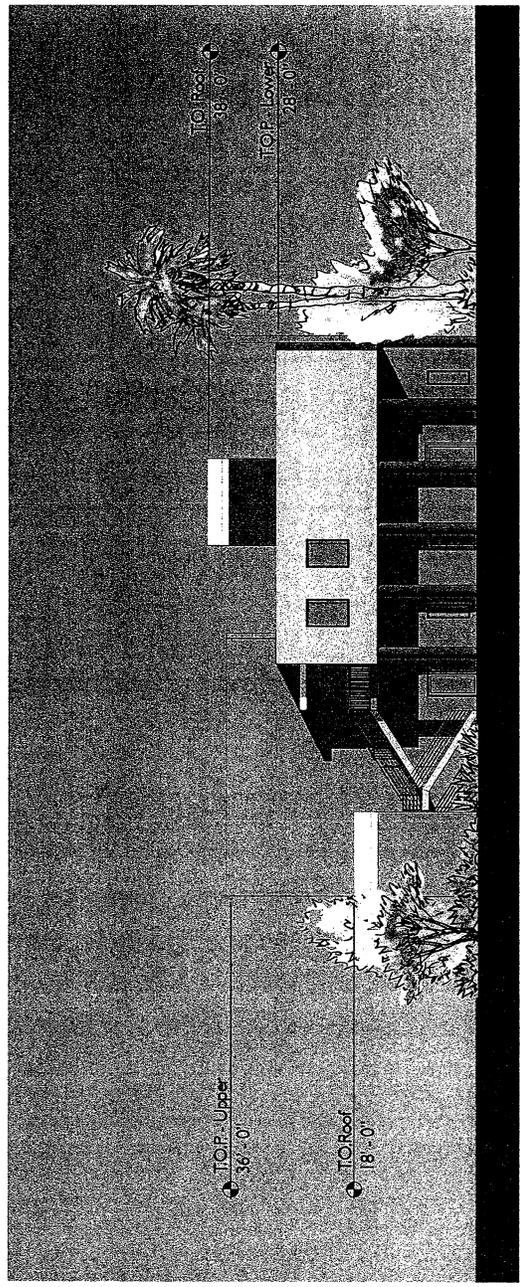
1 NORTH ELEVATION
1/8" = 1'-0"



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



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



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

City of Huntington Beach
 JUN 28 2007

