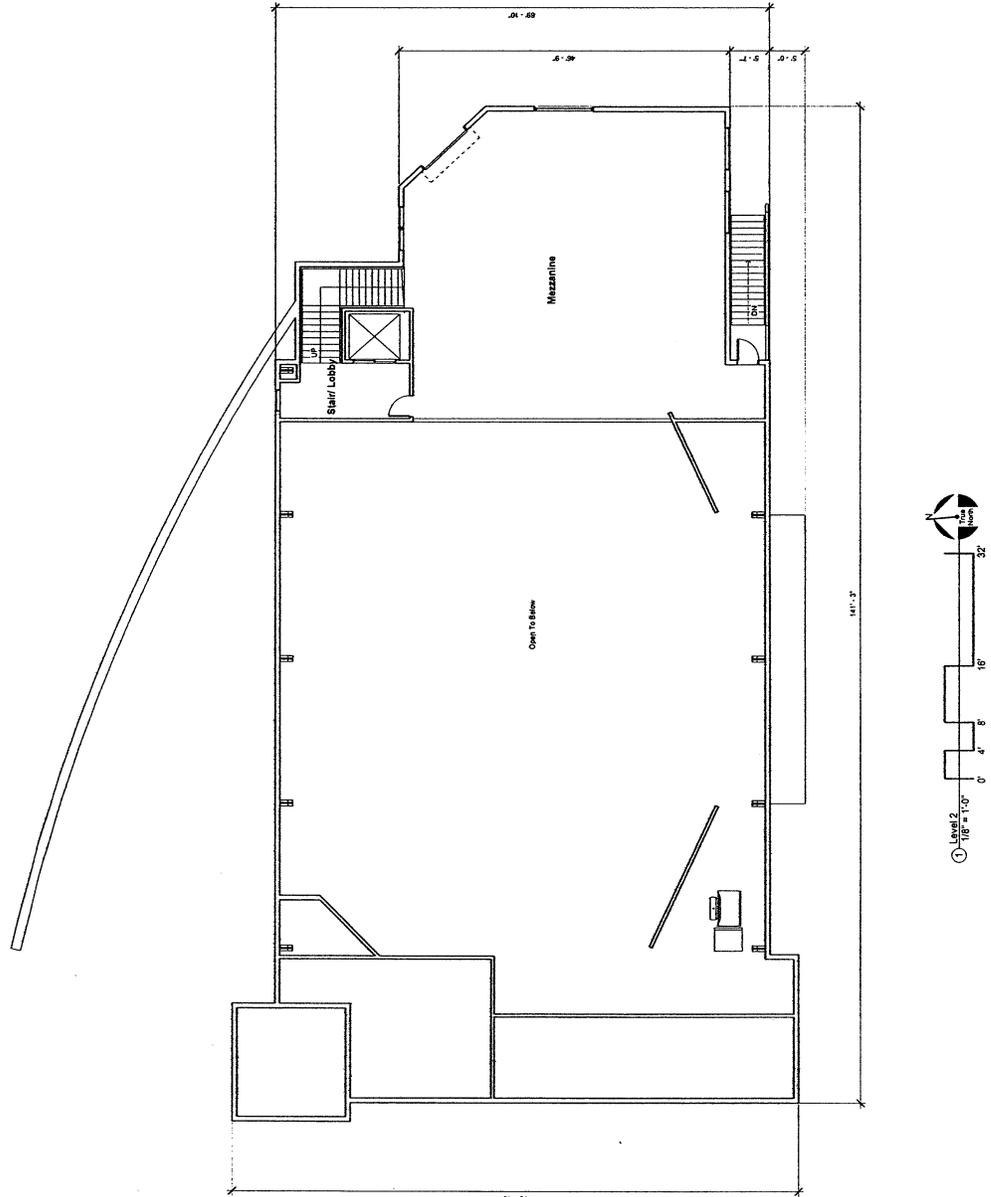
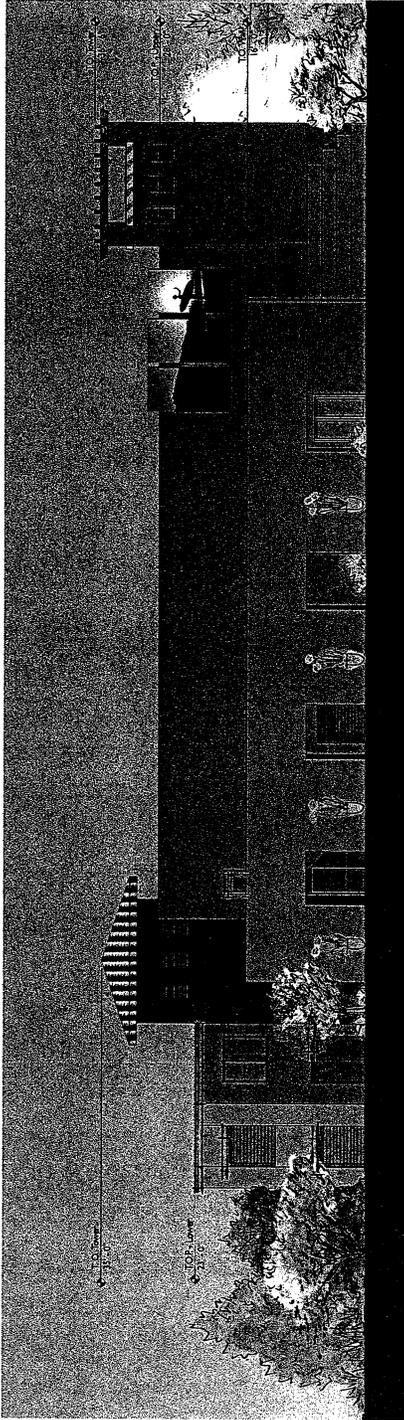
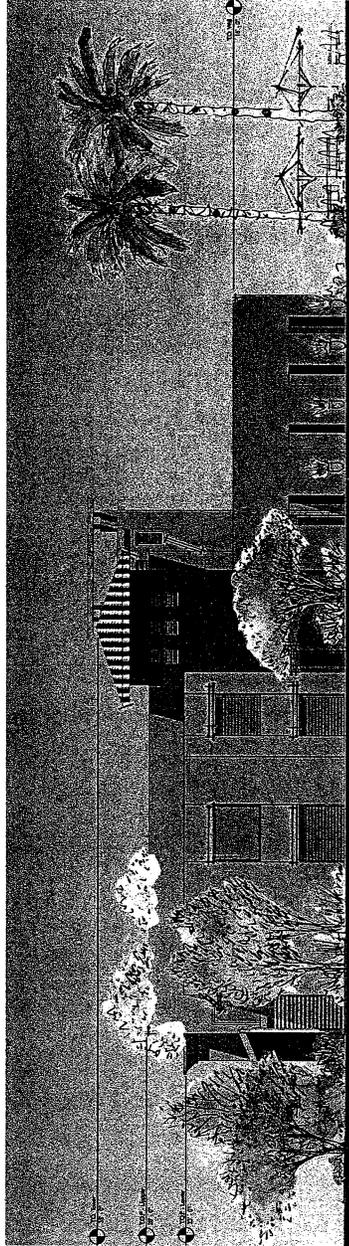


City of Huntington Beach  
 JUN 28 2007





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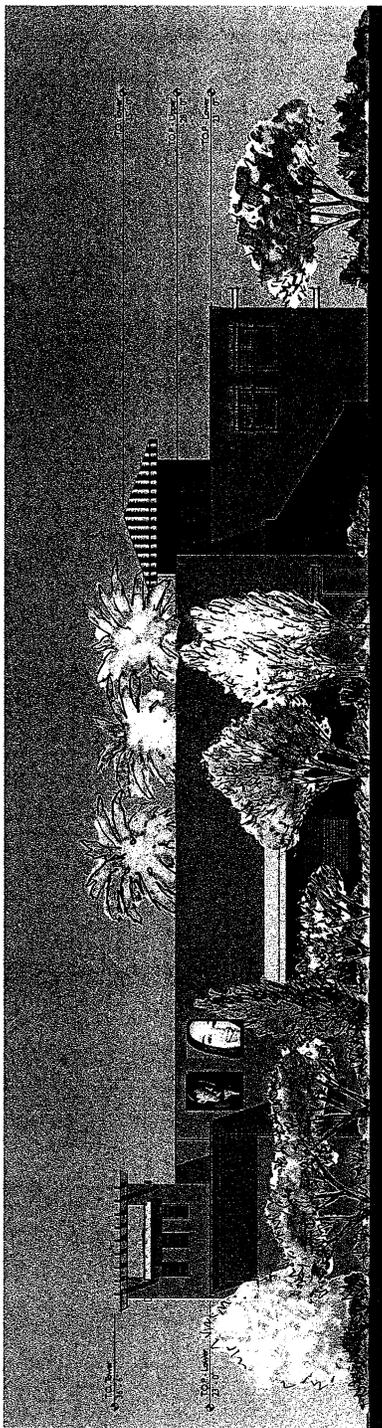
City of Huntington Beach

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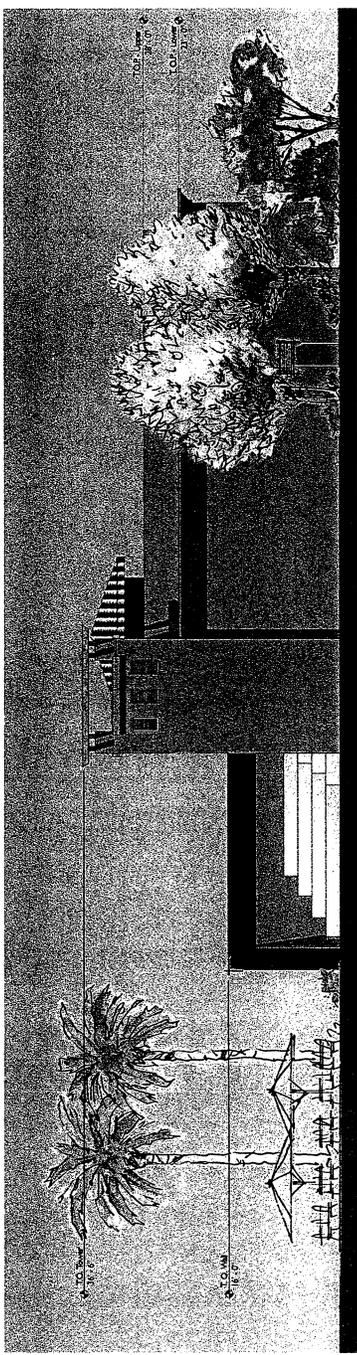
**FIRST CHRISTIAN CHURCH**  
 1207 MAIN STREET, HUNTINGTON BEACH

City of Huntington Beach

JUN 28 2007

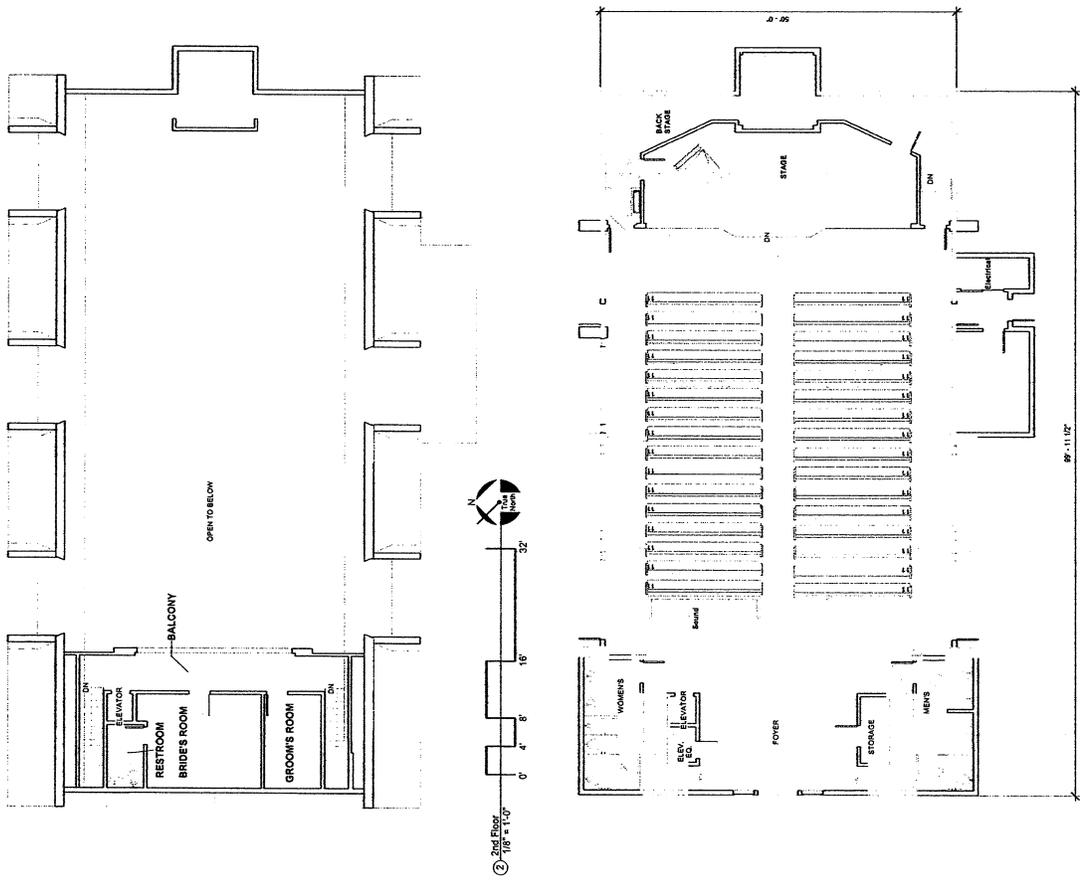


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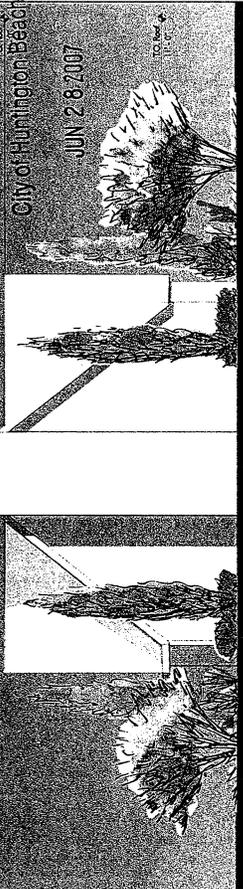
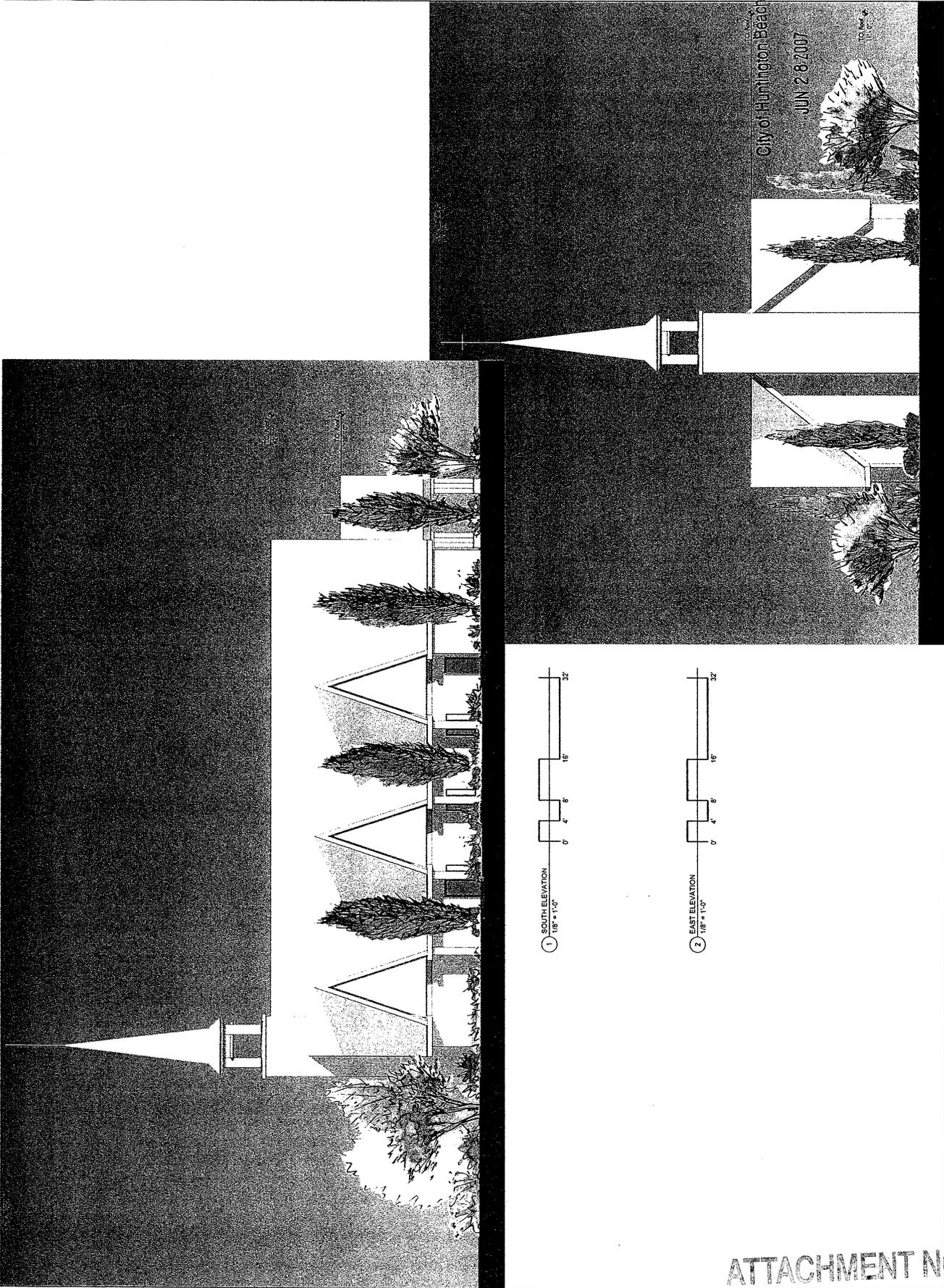


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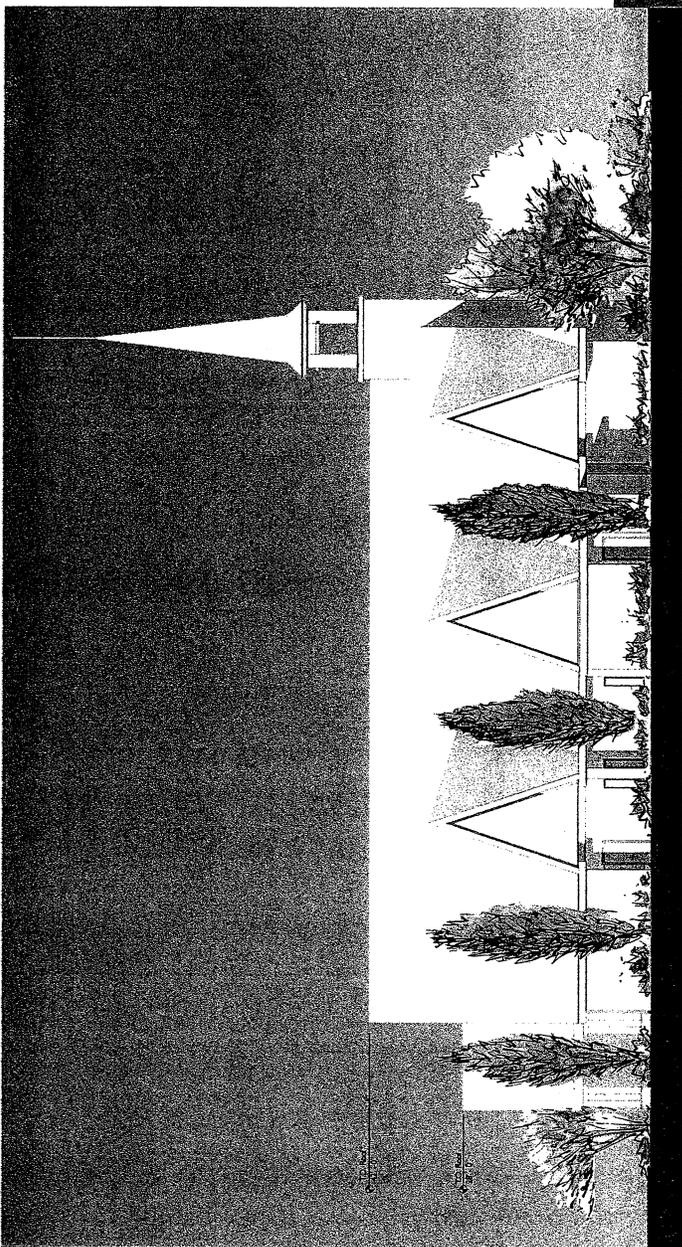
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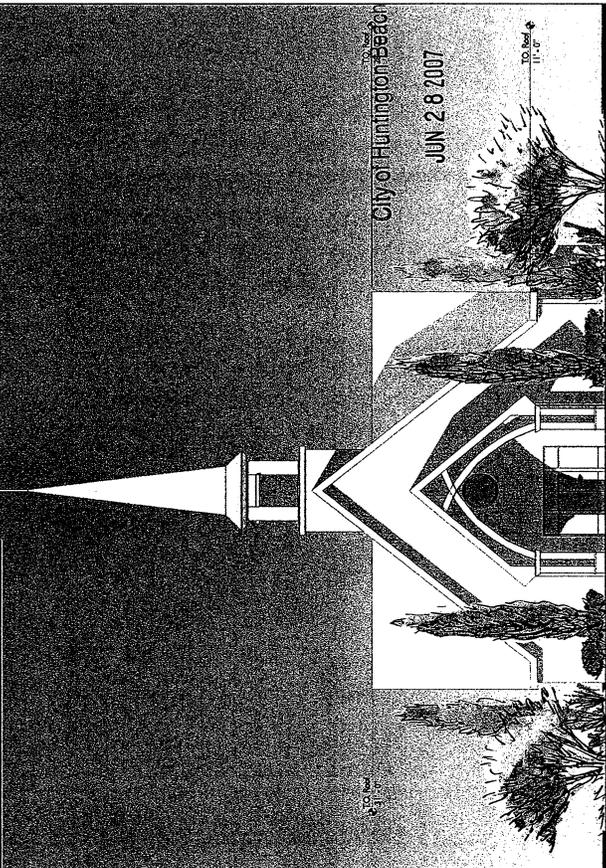
**First Christian Church**



City of Huntington Beach  
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 TO BE  
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3 SOUTH ELEVATION  
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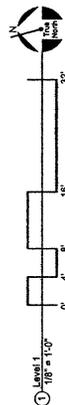
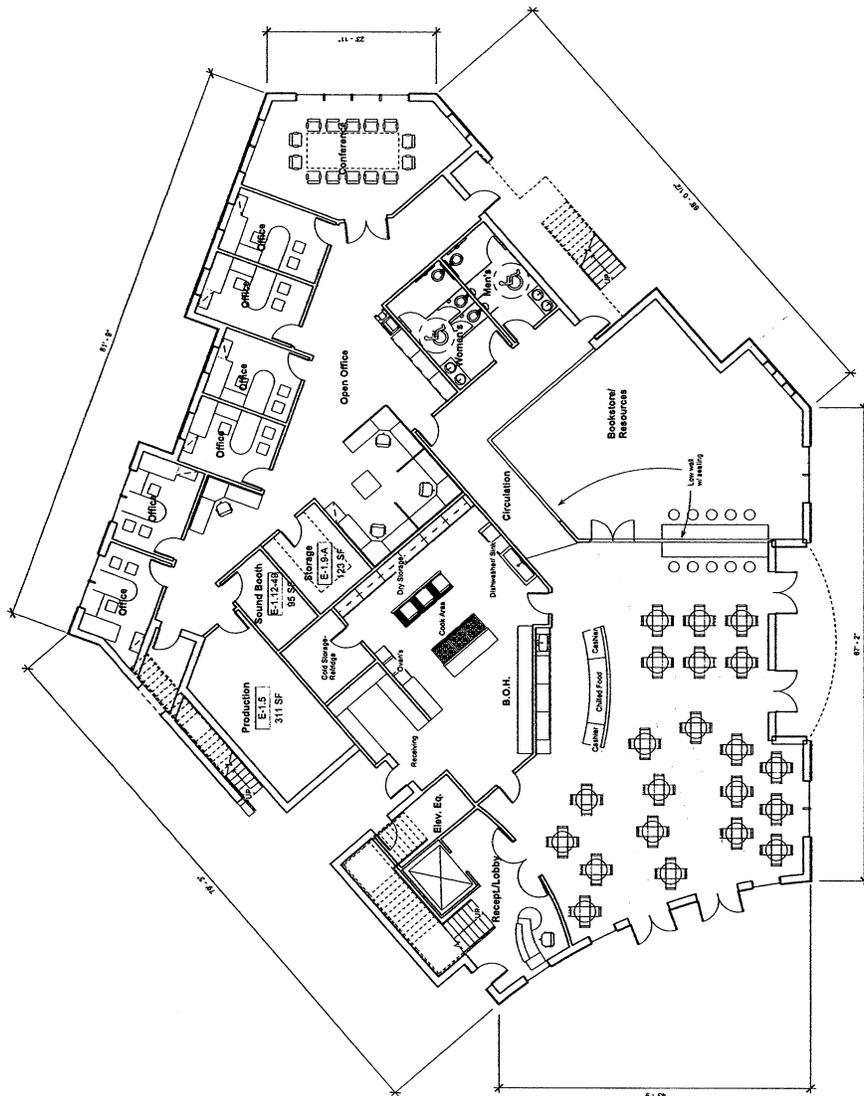


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City of Huntington Beach  
 JUN 28 2007  
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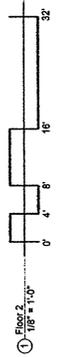
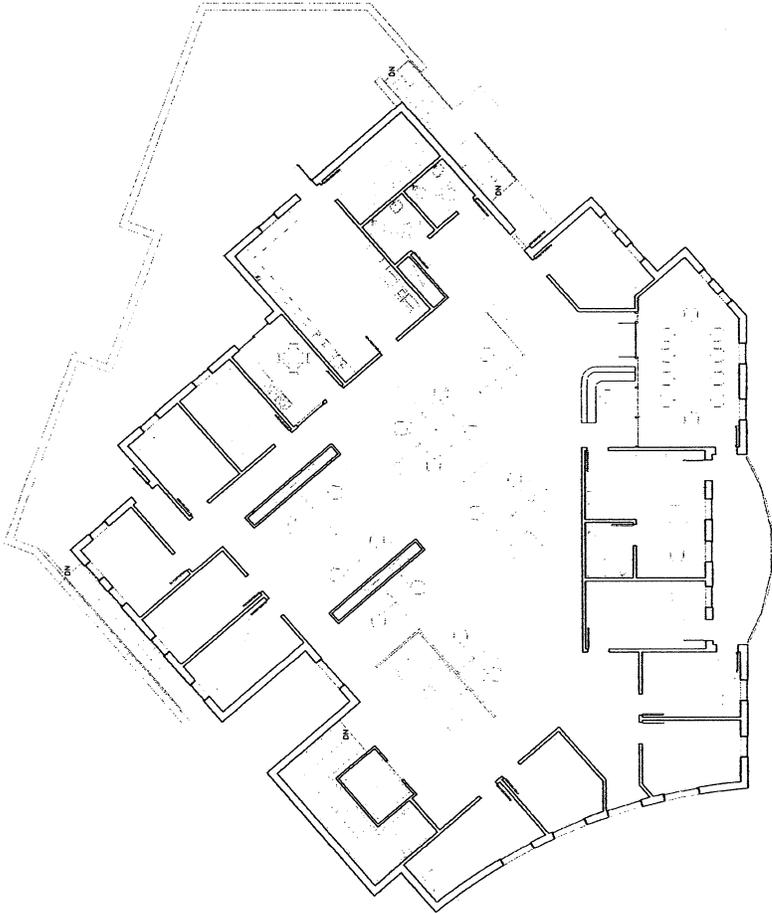
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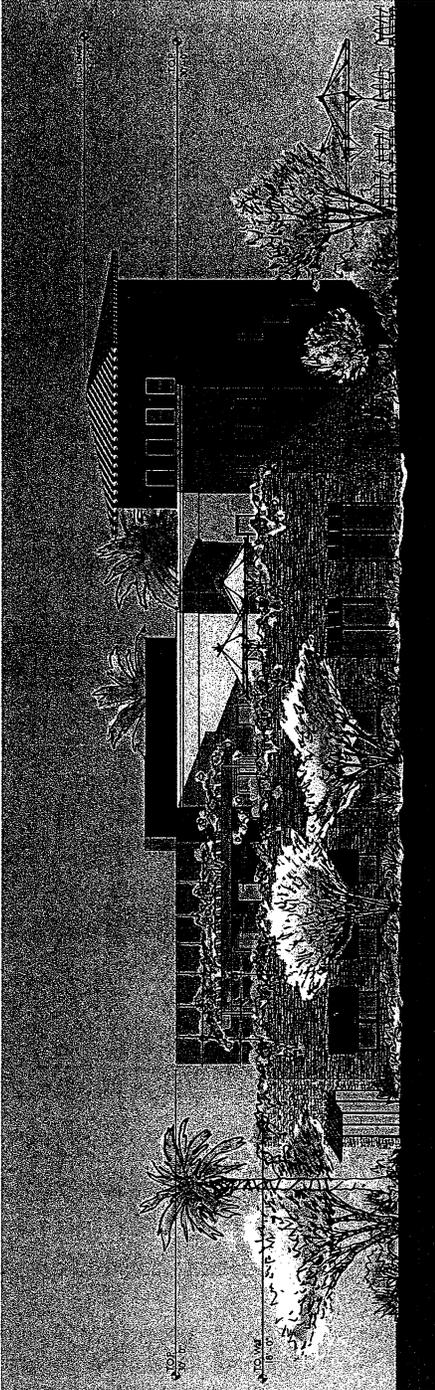
**FIRST CHRISTIAN CHURCH**  
 1207 Main St., Huntington Beach

City of Huntington Beach  
 JUN 28 2007

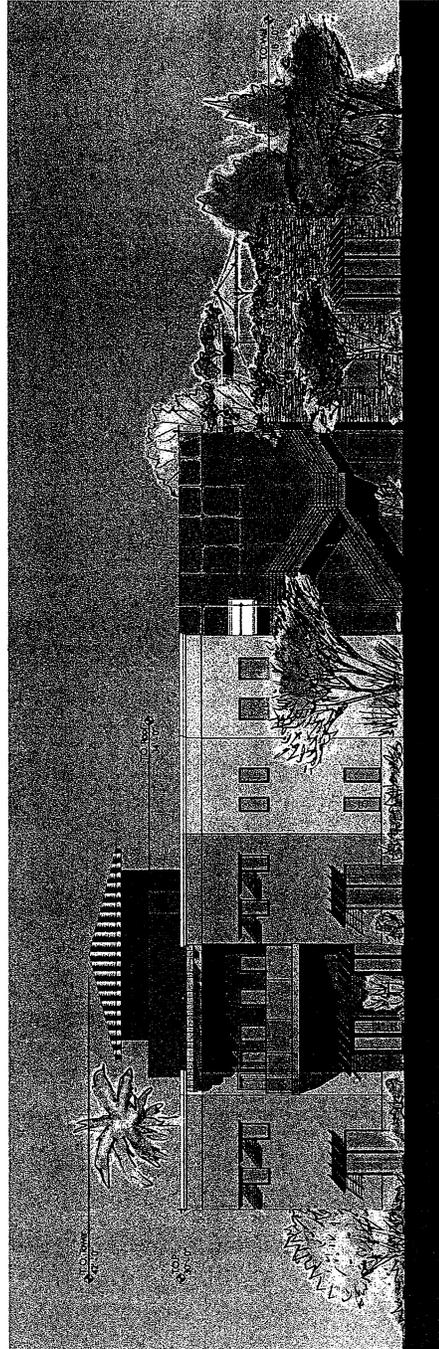


City of Huntington Beach

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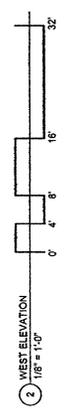
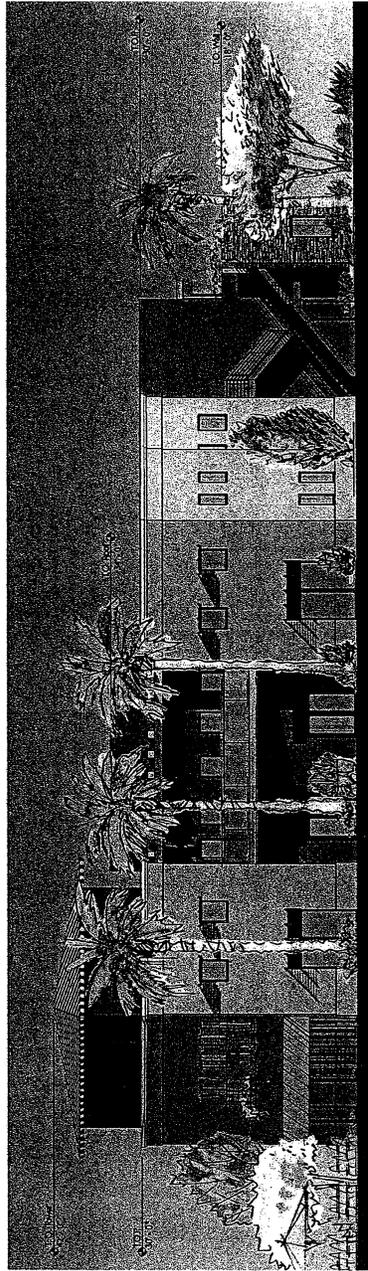
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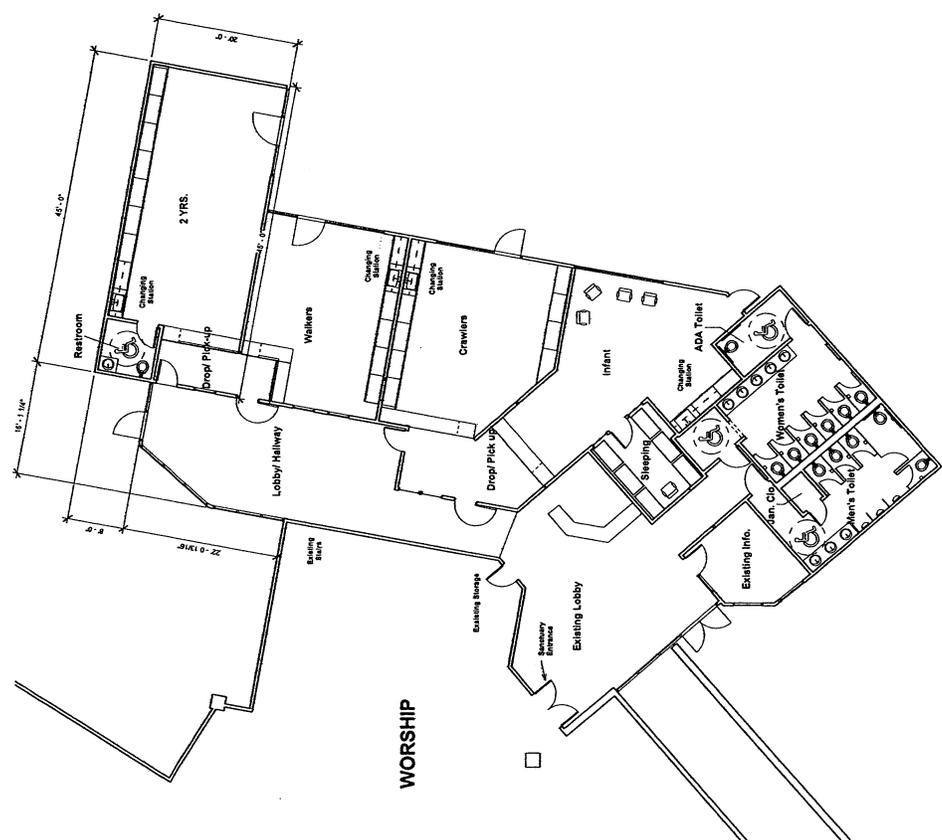
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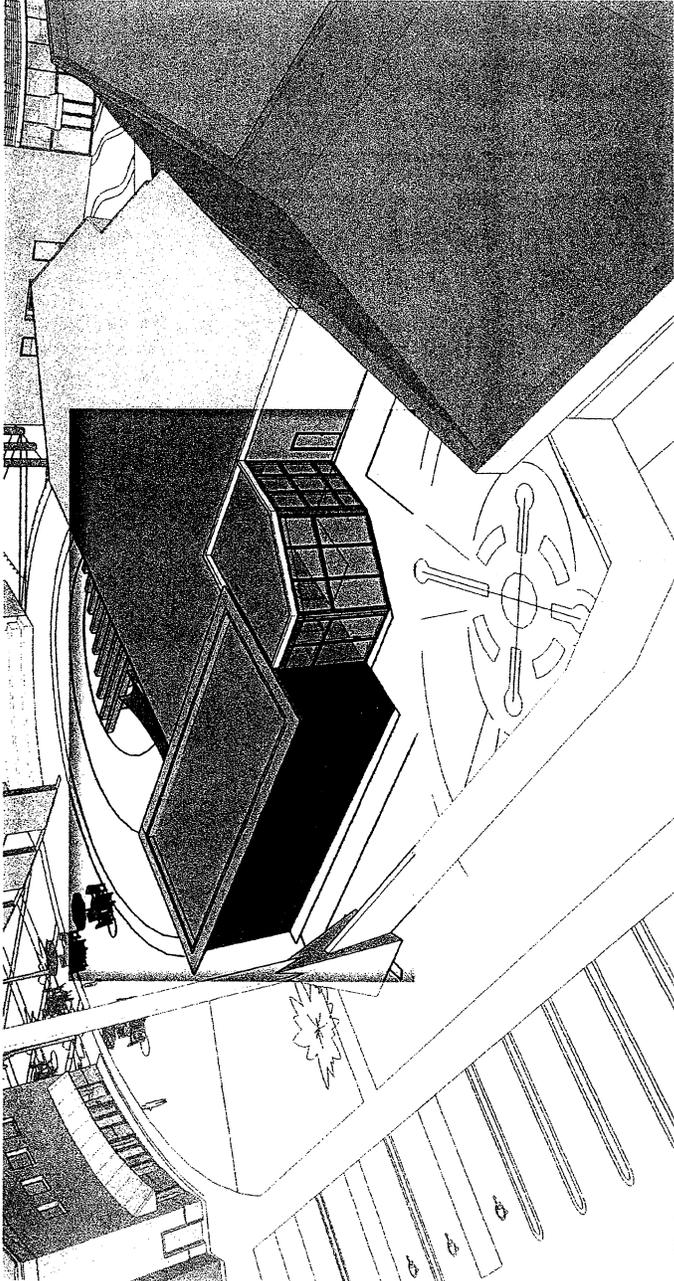
**FIRST CHRISTIAN CHURCH**

City of Huntington Beach  
 JUN 28 2007

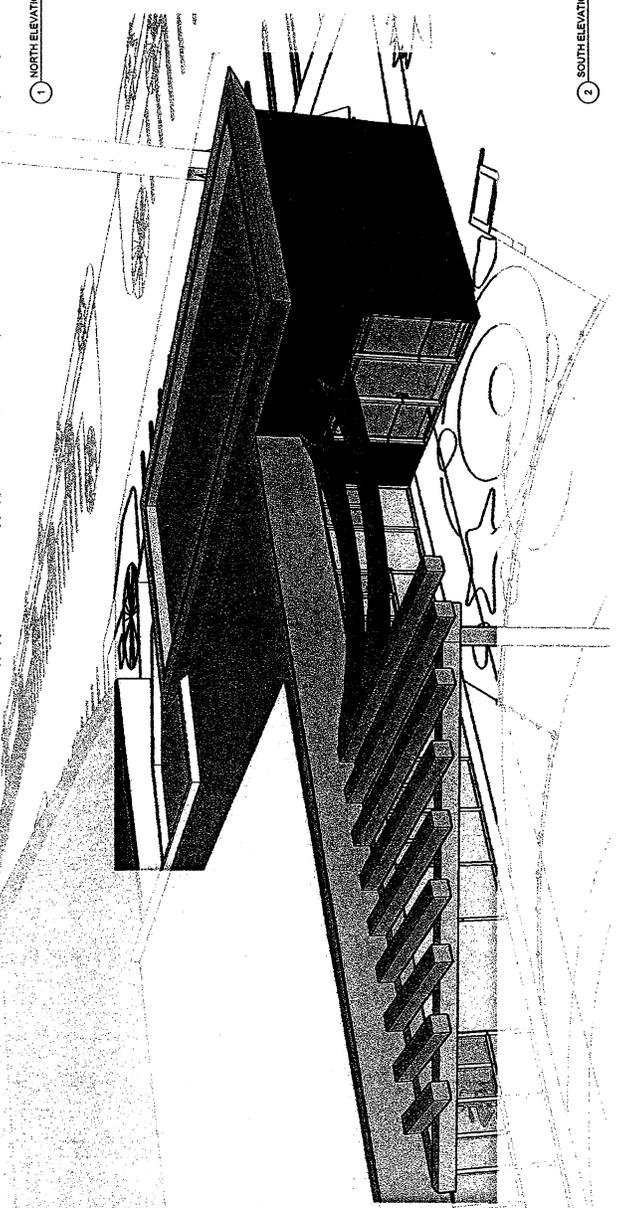


City of Huntington Beach  
 JUN 28 2007





① NORTH ELEVATION



② SOUTH ELEVATION

City of Huntington Beach  
 JUN 29 2007



1207 Main Street, Huntington Beach

ENTITLEMENT PACKAGE

DATE 06.27.2007

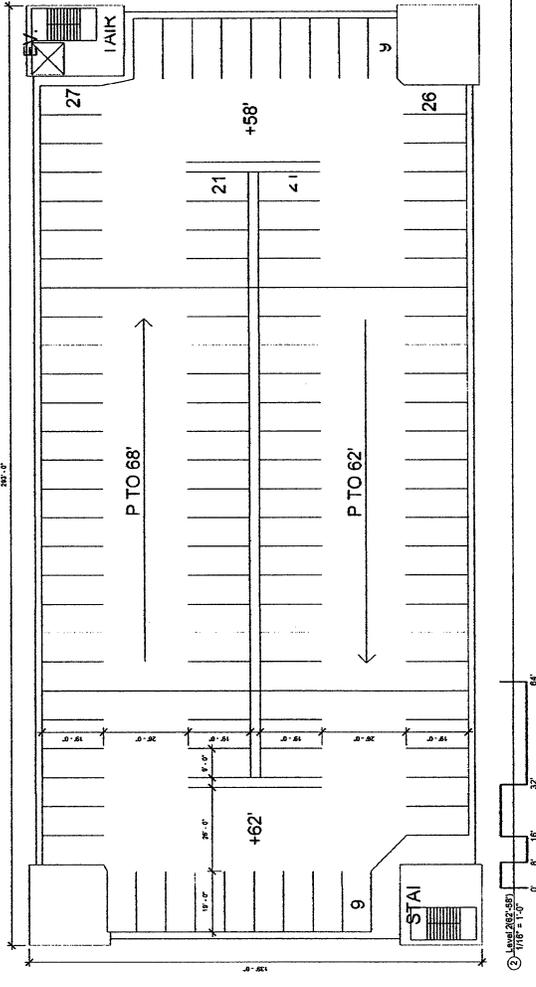
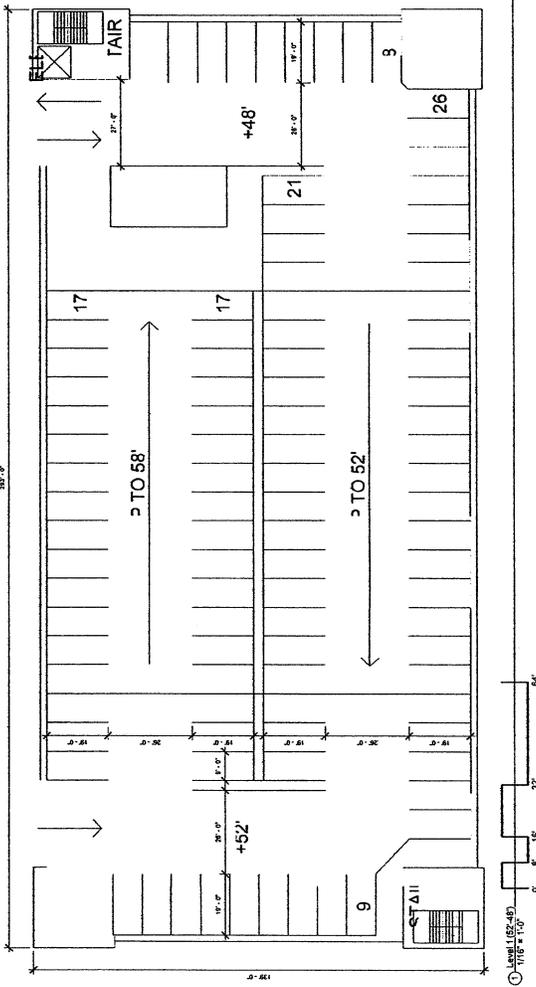
PROJECT NO. 104-03

First Christian Church  
Parking Structure Levels  
1 and 2

Sheet No. G1

City of Huntington Beach

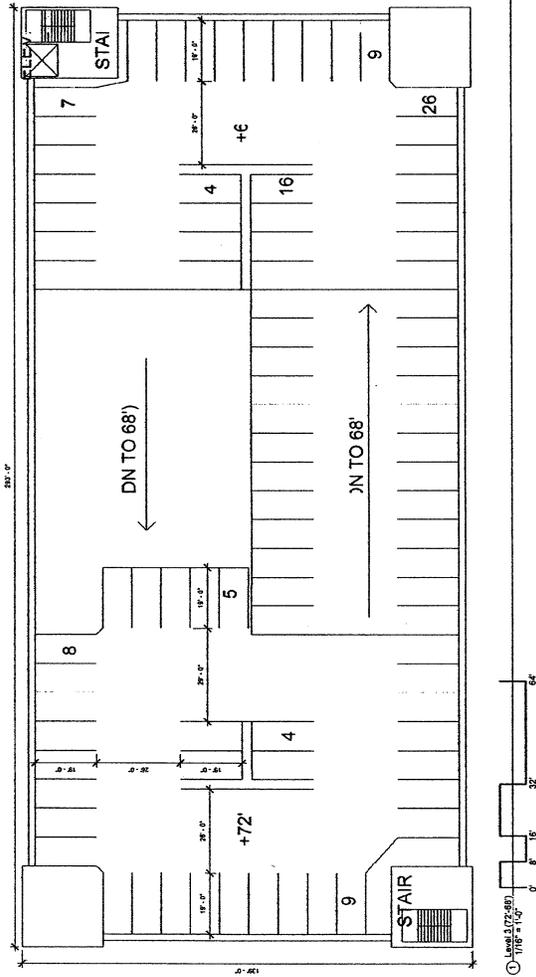
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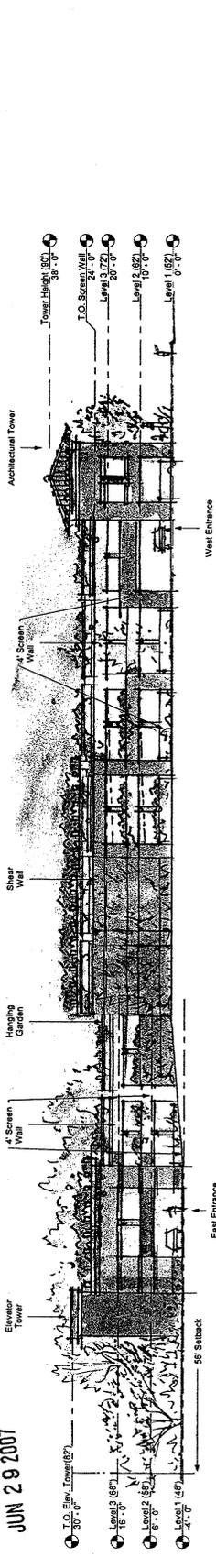
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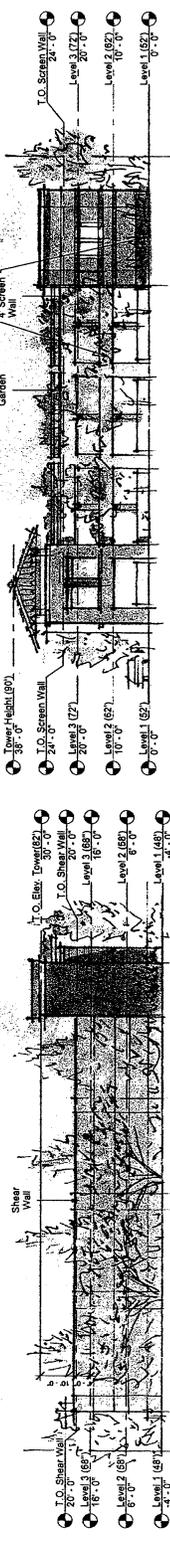


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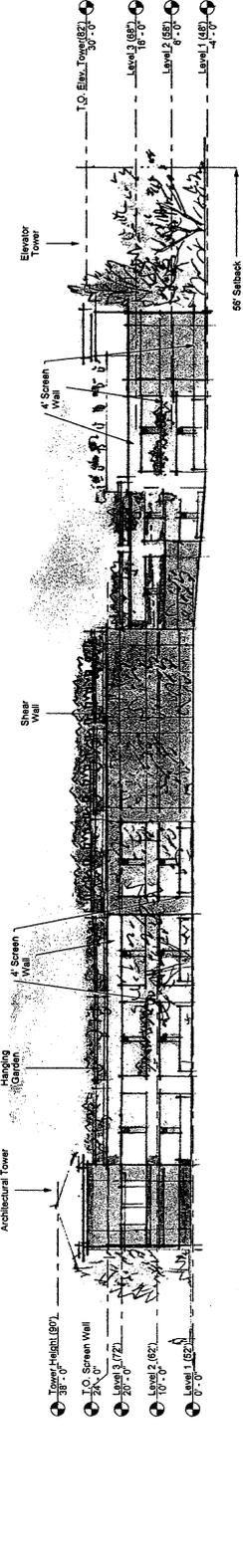
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① South Elevation  
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② West Elevation  
 1/16" = 1'-0"



③ North Elevation  
 1/16" = 1'-0"

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

Event/Activity	Location	Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday	
		Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance	Event Time	Attendance
Worship Services	Existing														
Traditional	Future														
Worship Center	Worship Center	9:00 am - 10:00 am	600												
Overnight (Contemporary)	Multi-purpose Building	10:30 am - 11:30 am	710												
Chapel	A-Frame Chapel	9:30 am - 10:30 am	61												
Class	A-Frame Chapel	9:30 am - 10:30 am	33												
	A-Frame Chapel	10:30 am - 11:30 am	22												
Sunday School - Adults**	Worship Center (Meeting Hall)	9:00 am - 10:00 am													
	Worship Center (Meeting Hall)	10:30 am - 11:30 am													
Sunday School - Children (K-5)	Existing Children and Youth Building	9:30 am - 10:00 am	133												
	New Children's Building	10:30 am - 11:30 am	192												
Small Groups - Men	Worship Center (Meeting Hall)	6:00 am - 7:30 am	10	7:00 am - 8:00 pm	20	7:00 am - 8:00 pm	20	7:00 pm - 8:30 pm	20						
Small Groups - Women	Worship Center (Meeting Hall)	6:00 am - 7:30 am	10	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:30 pm	20						
Small Groups - Adults	Worship Center (Meeting Hall)	6:00 am - 7:30 am	10	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:30 pm	20						
Team Meetings	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	7:00 pm - 8:00 pm	20	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	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20	7:00 pm - 8:00 pm	20
Jr. High Group	Youth Building	6:00 am - 10:00 am	31												
High School Group	Youth Building	10:30 am - 11:30 am	37												
Musik Ministry - Rehearsal	Multi-purpose Building	7:00 pm - 8:30 pm	40												
Pre-School***	Worship Center	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	9:00 am - 2:00 pm	125	9:00 am - 2:00 pm	125
Church Administrative Offices	Existing Children's 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	8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25
Special Events ****	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	8:30 am - 5:00 pm	25	8:30 am - 5:00 pm	25
Funerals	Worship Center	9:00 am - 11:00 am	350												
Weddings	Worship Center	9:00 am - 11:00 am	350												
Total Daily Attendance	A-Frame Chapel		1916		863		1020		1020		1020		1020		1020

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 preschool 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.
- \*\*\*\* 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.



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

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**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**

<b>Building</b>	<b>Status</b>	<b>Size (sf)</b>	<b>Planned Use/Improvement</b>
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 <sup>th</sup> 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.

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 14<sup>th</sup> 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**

<b>Off Site Lot</b>	<b>Capacity</b>	<b>Distance from Church (Feet)</b>
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**

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

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 (7<sup>th</sup> Edition) and was based on a total Sunday attendance of 1,655. This number is less than 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 17<sup>th</sup> Street, Adams Avenue, Main Street, and Loma Avenue. Worthy Park is located directly north of the intersection of Adams Avenue and 17<sup>th</sup> 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.

Attachment A  
**VISION ENGINEERING STUDIOS**  
 First Christian Church Huntington Beach  
 Event Location Comparison  
 March 15, 2007

Activity	Existing				Event Location				Future				
	Building	# of Rooms	Capacity	Net Room Size (SF)	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	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		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	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	Children's - New	10	120	2,400	
Large Group Rooms	Children's - Existing	1	120	120	Children's - New	1	120	120	Children's - New	1	120	120	
Light House (3-5 year olds)	Children's - Existing	1	35	700	Children's - New	1	100	800	Children's - New	1	100	800	
Tree House (K-1 grades)	Children's - Existing	1	35	700	Children's - New	1	100	2,302	Children's - New	1	100	2,302	
Beach House (2-3 grades)	Children's - Existing	1	35	700	Children's - New	1	100	1,955	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	Children's - New	1	100	1,611	
Jr High Sunday School	Modular Building	1	49	1,500	Multipurpose	1	95	1,413	Multipurpose	1	95	1,413	
High School Group	A-Frame Chapel	1	547		Multipurpose	1	547	3,956	Multipurpose	1	547	3,956	
Adult Sunday School	Worship Center - Lower Meeting Room	1	547		Worship Center - Lower Meeting Room	1	547		Worship Center - Lower Meeting Room	1	547		
Church Administrative Offices	Worship Center/Existing Children's Building	17			Administration Building	37			Administration Building	37			Capacity based on posted signage in room
	Existing Children's Building	4											
Pre School													
Classrooms	Children's Building - Existing	10	120	2,400	Children's Building - New	10	120	2,400	Children's Building - New	10	120	2,400	
Offices	Children's Building - Existing	2			Children's Building - New	2			Children's Building - New	2			