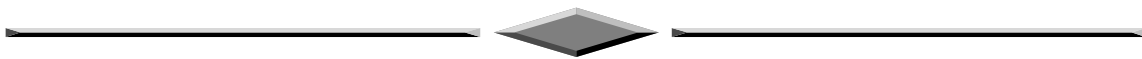


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Ethan Edwards, Associate Planner
DATE: June 5, 2013

SUBJECT: CONDITIONAL USE PERMIT NO. 13-004 (RADIANT CHURCH)

LOCATION: 15155 Springdale Street, 92649 (southwest corner of Springdale Street and Bolsa Avenue)



Applicant: James Randall, 5022 Galway Circle, Huntington Beach, CA 92649

Property Owner: VDAP Properties LLC, 26440 La Alameda, Suite 270, Mission Viejo, CA 92691

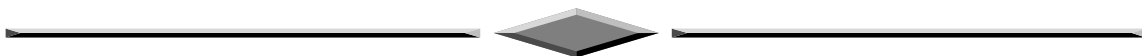
Request: To establish an approximately 5,100 sq. ft. religious assembly use within an existing industrial building and reduction of required parking spaces based on divergent business hours.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: IL (Industrial Limited)

General Plan: I- F2-d (Industrial – 0.50 FAR - design overlay)

Existing Use: Industrial



RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of a minor alteration of an existing industrial building involving no expansion in the overall floor area of the structure.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 13-004:

1. Conditional Use Permit No. 13-004 for the establishment of a 5,100 sq. ft. religious assembly use within an existing industrial building and reduction of required parking spaces based on divergent business hours will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The religious assembly use is not anticipated to generate any significant noise, traffic, parking or other impacts detrimental to surrounding properties and inconsistent with the subject property's industrial zoning. The main entrance of the use will face Springdale Street and the nearest residential use is approximately 290 ft. northwest of the subject building. As conditioned, the use will be conducted within the interior of the building with a limitation on both the hours of operation and business activities to prevent the use from exceeding established noise thresholds as defined by the City Noise Ordinance (Chapter 8.40 Noise Control). The project will provide adequate parking within 250 ft. of the subject building, in accordance with applicable Huntington Beach Zoning and Subdivision (HBZSO) code requirements, based on divergent business hours of operation within the industrial center.
2. The conditional use permit will be compatible with surrounding uses because the religious assembly use will be conducted wholly within the interior of an existing building. The facility will operate daily with the highest demand for parking (primarily on evenings and weekends), occurring at times when most surrounding businesses are closed. Other existing indoor religious assembly uses have been primarily established within industrial areas and maintain similar characteristics to permitted industrial uses.
3. The proposed conditional use permit 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 (HBZSO). The HBZSO authorizes religious assembly uses in the IL (Industrial Limited) zone, subject to approval of a conditional use permit. In addition, the conditional use permit will comply with the applicable development standards in the district in which it will be located, including minimum onsite parking (with the exception of the requested reduction of required parking spaces), minimum setbacks, and maximum floor area ratio.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Industrial on the subject property. In addition, it is consistent with the following objectives 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.

The proposed use provides for the establishment of religious services which support the needs of the surrounding community. The proposed reduction in required parking based on divergent hours ensure that adequate parking is provided to serve the proposed use within the existing industrial center. Other existing indoor religious assembly uses are primarily located in industrial areas and maintain similar characteristics of permitted industrial uses.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 13-004:

1. The site plan, floor plans, and elevations received and dated February 8, 2013 shall be the conceptually approved design.
2. Prior to issuance of Certificate of Occupancy, a covenant restricting the mix of uses (manufacturing, warehouse, and religious assembly) based on the parking rate calculation and hours of operation for each use to comply with the parking requirement shall be approved by the Planning Division as to form and content, and recorded with the Office of the County Recorder. A copy of the recorded covenant shall be submitted and filed with the Planning Division.
3. Use activities shall be conducted entirely within the interior of the building. Outdoor activities shall be prohibited.
4. Hours of operation for assembly and group activities shall be consistent with the project narrative received and dated February 8, 2013.
5. CUP No. 13-004 shall become null and void unless exercised within **two** years 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.
6. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.