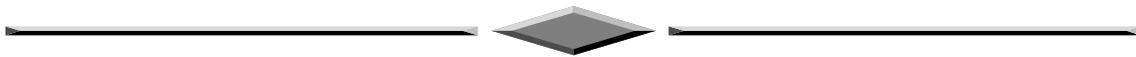


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jessica Bui, Assistant Planner
DATE: September 7, 2016

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 16-005 (COMPASS BIBLE CHURCH)

LOCATION: 5082 Argosy Avenue, 92649 (south of Argosy Ave. and west of Jason Cir.)



Applicant: Bobby Blakey, 5082 Argosy Avenue, Huntington Beach, CA 92649

Property Owner: Jack Chalabian, 1522 W. 134th Street, Gardena, CA 90249

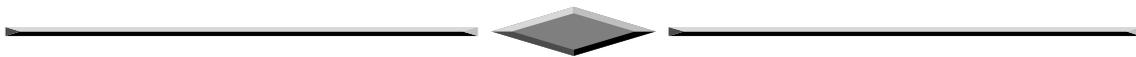
Request: To amend Conditional Use Permit No. 91-021 and Conditional Exception No. 91-017 for an existing church to add a Saturday evening service, allow for group activities Tuesday through Thursday evenings, and to update an existing joint parking agreement to meet the parking needs for the expanded services.

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

Zone: IL (Limited Industrial District)

General Plan: I-F2-d (Industrial – 0.5 FAR – Design Overlay)

Existing Use: Religious Assembly



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 an existing commercial building involving no expansion in the overall floor area of the structure.

SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 16-005:

1. Entitlement Plan Amendment No. 16-005 to amend Conditional Use Permit No. 91-021 and Conditional Exception No. 91-017 for an existing religious assembly use to add a Saturday evening service, allow for group activities Tuesday through Thursday evenings, and to update an existing joint parking agreement will not be detrimental to the general welfare or persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The assembly use is not anticipated to generate any significant noise, traffic, parking or other impacts detrimental to surrounding properties and is consistent with the subject property's zoning. As conditioned, the use will be conducted within the interior of the building, unless otherwise permitted by the City, to prevent the use from exceeding established noise thresholds as defined by the City Noise Ordinance (Chapter 8.40 Noise Control). Additionally, the conditions of approval limiting the hours of operation and requiring all parking to be available onsite will ensure the proposed use will have divergent hours with the surrounding uses and will have no impacts to adjacent properties. Furthermore, the parking data from the previously approved parking study dated June 28, 2012 and the condition of approval requiring a covenant to be recorded to restrict the mix of uses will further ensure there will be adequate parking spaces available to serve the needs of the all uses onsite.
2. The entitlement plan amendment will be compatible with surrounding uses because the additional church services and group activities will occur entirely within the existing building unless otherwise permitted by the City. As conditioned, the religious assembly will operate with the highest demand for parking occurring on the weekday evenings and weekends at times when the adjacent industrial uses are closed.
3. Entitlement Plan Amendment No. 16-005 to amend Conditional Use Permit No. 91-021 and Conditional Exception No. 91-017 for an existing religious assembly use to add a Saturday evening service, allow for group activities Tuesday through Thursday evenings, and to update an existing joint parking agreement will comply with the provisions of the base district and other applicable provisions in Titles 21-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and any specific condition required for the proposed use in the district in which it would be located. The HBZSO allows for religious assembly uses with approval of a conditional use permit and amendments to approved conditional use permits are subject to the approval of an entitlement plan amendment. In addition, the proposed use will comply with the applicable development standards as there are no proposed alterations to the existing structure.
4. The granting of the Entitlement Plan Amendment No. 16-005 to amend Conditional Use Permit No. 91-021 and Conditional Exception No. 91-017 for an existing religious assembly use to add a Saturday evening service, allow for group activities Tuesday through Thursday evenings, and to update an existing joint parking agreement will not adversely affect the General Plan. It is consistent with the Land Use Element designation of I – F2 – d

(Industrial – 0.50 Floor Area Ratio – Design Overlay) on the subject property. In addition, it is consistent with the following objectives and policies of the General Plan:

Land Use Element

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 amendment to an existing religious assembly use to expand services and provide for additional activities which supports the needs of the surrounding community. The divergent hours from the industrial uses onsite will ensure that adequate parking is provided to serve the proposed use, and requiring all activities to remain indoors will ensure that the use is compatible with adjacent uses.

SUGGESTED CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 16-005:

1. The site plan, floor plans, and narrative received and dated August 10, 2016 and the parking data used from the previously approved shared parking analysis dated June 28, 2012 shall be the conceptually approved layout.
2. Prior to the commencement of the group activities scheduled for Tuesday through Thursday evenings, church services on Saturday evenings, and additional church services scheduled on Sundays, the applicant shall submit a revised covenant restricting the mix of uses (manufacturing, warehouse, and commercial recreation) based on the parking rate calculation and hours of operation for each use to comply with the parking requirement, and specifically restricting 15272 – 15282 Newsboy Circle to wholesaling, warehousing, or distributing uses only and 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. Prior to the commencement of the group activities scheduled for Tuesday through Thursday evenings, church services on Saturday evenings, and additional church services scheduled on Sundays, the existing joint use parking agreement shall be amended to ensure adequate parking is available for the proposed use. The agreement shall be approved by the Planning Division and City Attorney as to form and content, and recorded with the Office of the County Recorder. A copy of the recorded agreement shall be submitted and filed with the Planning Division.
4. All activities shall be conducted entirely within the interior of the building. Outdoor activities shall be prohibited unless otherwise permitted by the City.

5. The hours of operation for church services and group related activities will be limited to: Sunday from 8:30 AM to 10:00 PM, Tuesday, Wednesday, and Thursday from 6:00 PM to 10:00 PM, and Saturday from 6:00PM to 10:00 PM.
6. The hours of operation for the office and administrative component of the church will be limited to Tuesday through Friday from 9:00 AM – 6:00 PM.
7. All parking spaces must be onsite and accessible during the approved hours of operation of the church.
8. No employees or members of the church shall park on adjacent private properties without the consent of the property owner(s) and tenant(s), illegally park on public streets, or block any driveways or fire access lanes at any time.
9. All previous conditions of approval per Conditional Use Permit No. 91-021 and Conditional Exception No. 91-017 shall apply.
10. Schedule 1 and Schedule II controlled substances as listed under US Drug Enforcement Administration shall not be kept, consumed, distributed, sold or otherwise used at this site or at this location, unless the site/location is a State Certified and State Regulated hospital with no fewer than 100 beds for patient care.
11. EPA No. 16-005 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 Community Development Department a minimum 30 days prior to the expiration date.
12. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
13. 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.