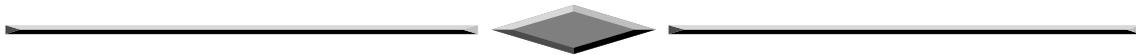


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Assistant Planner
DATE: October 19, 2016
SUBJECT: **ENTITLEMENT PLAN AMENDMENT 16-006 (CROSSPOINT CHURCH NEW BUILDING)**
LOCATION: 7661 Warner Avenue, 92647 (northeast corner of Warner Ave. and Nichols Ln.)



Applicant: Bill Dunlap, W.E. Dunlap Consulting, P.O. Box 1654, Newport Beach, CA 92659

Property Owner: Jim Gane, CrossPoint Baptist Church, 7661 Warner Avenue, Huntington Beach, CA 92647

Request: To permit the construction of a two-story, 2,730 sq. ft. building within an existing church property.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Zone: PS (Public - Semi-Public)

General Plan: P(RMH-25) (Public – underlying Residential Medium High Density)

Existing Use: Church



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 15303 of the CEQA Guidelines, because the proposed development consists of the construction of a new building with 2,730 sq. ft. of floor area not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 16-006:

1. Entitlement Plan Amendment No. 16-006 for the construction of a two-story 2,730 sq. ft. building within an existing church property 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 new building 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. The proposed building will provide additional restrooms during church services and provide additional office space for the existing church/school office. No additional assembly area is proposed, therefore, no parking is required for the new building. As conditioned, the use will continue to maintain the parking data and layout approved under Conditional Use Permit No. 1995-048 and Variance No. 1995-012 on February 11, 1997 to ensure that adequate parking spaces are available to serve the needs of the church and school.
2. The entitlement plan amendment to allow the construction of a two-story, 2,730 sq. ft. building within an existing church property will be compatible with surrounding uses because the existing use will remain unchanged. The new building will provide additional restrooms and will provide additional office space for the existing church/school uses. Additionally, the new structure is designed to match the color, materials, and height of the existing church building.
3. The proposed construction of a two-story, 2,730 sq. ft. building within an existing church property 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. No variances are requested. In addition, the proposed building will continue to be subject to the provisions of Conditional Use Permit No. 1995-048 and Variance No. 1995-012 and any additional or revised conditions adopted herein.
4. The granting of the entitlement plan amendment to permit the construction of a two-story, 2,730 sq. ft. building within an existing church property will not adversely affect the General Plan. It is consistent with the Land Use Element designation of P(RMH-25) (Public – underlying Residential Medium High Density – 25 du/acre) on the subject property. In addition, it is consistent with the following goals 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 building provides additional services for the original church and school, and in turn, the needs of the surrounding community. The additional restrooms and church/school office will not require additional parking and is designed to match the existing church facility to ensure compatibility with adjacent uses.

SUGGESTED CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 16-006:

1. The site plan, floor plans, and elevations received and dated August 19, 2016 and the colored elevations and material sample board received and dated September 21, 2016 shall be the conceptually approved design.
2. Prior to submittal for plan check, the following shall be completed: Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
4. The final building permit(s) cannot be approved until the following have been completed:
 - a. All improvements shall be completed in accordance with approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
5. All previous conditions of approval per Conditional Use Permit No. 1995-048 and Variance No. 1995-012 shall apply.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. EPA No. 16-006 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.

8. 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.
9. 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.