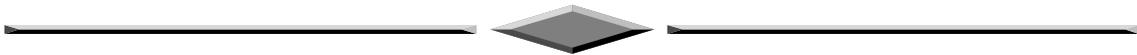


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: September 3, 2014

SUBJECT: CONDITIONAL USE PERMIT NO. 14-018 (COMPASS BIBLE CHURCH)

LOCATION: 15871 Springdale Street, 92649 (northwest corner of Springdale Street and Edinger Avenue)



Applicant: Rick Talcott, 140 Columbia, Aliso Viejo CA 92656

Property Owner: Huntington Beach Union High School District, 5832 Bolsa Avenue, Huntington Beach CA 92649

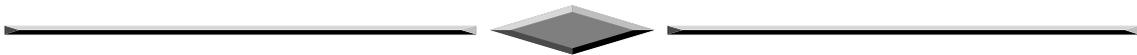
Request: To establish a new religious assembly use at Marina High School. The proposed religious assembly will utilize the amphitheater bowl, cafeteria, outdoor area between the amphitheater bowl and cafeteria, and one classroom on Sundays from 8:00 am to 1:00 pm.

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

Zone: PS (Public-Semipublic)

General Plan: P(I) (Public-Industrial)

Existing Use: Marina High School



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, Class 1, of the CEQA Guidelines, which states that minor alterations to existing or approved structures are exempt from further environmental review.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-018:

1. Conditional Use Permit No. 14-018 for the establishment of a new religious assembly use in the amphitheater bowl, cafeteria, outdoor area between the amphitheater bowl and cafeteria, and one classroom Sundays from 8:00 a.m. to 1:00 p.m. at Marina High School 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 use of the school amphitheater and building will not involve any expansion beyond that which currently exists. The proposed 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 zoning. The church activities will be in the amphitheater and inside the building which are approximately 430 ft. away to the south across Edinger Avenue, 660 ft. away to the east across Springdale Street, and 1,250 ft. away to the west across the high school campus from the nearest residential uses. Additionally, the amphitheater is surrounded by buildings on all four sides. As conditioned, the church activities will be conducted in a manner that prevents the use from exceeding established noise thresholds as defined by the City Noise Ordinance (Huntington Beach Municipal Code Chapter 8.40 Noise Control).
2. The establishment of a religious assembly use at Marina High School on Sundays from 8:00 a.m. to 1:00 p.m. will be compatible with surrounding commercial and residential uses because it uses the existing institutional facility for a community serving use which is consistent with the goals and objectives of the City's General Plan. The proposed church represents the establishment of a new religious facility where it will be compatible with adjacent uses and supports the needs of Huntington Beach residents.
3. The proposed religious assembly use 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 PS (Public-Semipublic) zone, subject to approval of a conditional use permit. In addition, the proposed use will comply with the applicable development standards in the district in which it is located, including minimum on-site parking. There is no physical expansion proposed as part of the request.
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 Public (Industrial) on the subject property. In addition, it is consistent with the following objectives, goal and policy of the General Plan:

Land Use Element

Objective LU 9.4: Provide for the inclusion of recreational, institutional, religious, educational, and service uses that support resident needs within residential neighborhoods.

Goal LU 13: Achieve the development of a mix of governmental service, institutional, educational, and uses that support the needs of Huntington Beach residents.

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, and other uses that support the needs of existing and future residents and businesses.

Policy LU 13.1.2: 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 project is consistent with General Plan goals, objectives and policies, which encourage development of a mix of governmental service, institutional, educational and uses that support the needs of Huntington Beach residents and advocate development of new religious facilities where they are compatible with adjacent uses.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-018:

1. The site plan and floor plans received and dated July 25, 2014 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. Hours of operation shall be limited to between 8:00 AM to 1:00 PM on Sundays only.
 - b. A maximum of 500 seats in the amphitheater bowl shall be utilized by the church use.
 - c. A total of 167 parking spaces out of 631 spaces on campus shall be available for the church use only.
 - d. Exterior amplified sound (singing, message, or public address announcements) associated with the church service and activities shall be monitored to ensure compliance with the established noise thresholds as defined by the City Noise Ordinance (Chapter 8.40 Noise Control).
3. CUP No. 14-018 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.
4. The development services departments (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 Planning and Building 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 Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

5. 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