

Planning Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Re: Changes to Conditional Use Permit 91/21 & Conditional Exception (Variance) N0. 91/17

On behalf of the Chalabian Family Trust dated May 15, 2014 (“CFT”), Compass Bible Church Huntington Beach (“CHB”) respectfully submits the enclosed application to amend the existing Conditional Use Permit No. 91/21 and Conditional Exception (Variance) No. 91/17.

We are requesting a modification to the existing Entitlement that allow the relocation and expansion of the church auditorium used for worship services from 5082 Argosy to the adjacent building 15282 Jason Circle. The existing auditorium will be converted to children’s ministry meeting spaces & classrooms. The hours of operation of the combined buildings will be the same as the existing church offices and auditorium. All other conditions of approval included in the existing Conditional Use Permit are acceptable to CHB and we are not suggesting any modifications or removal of any of the existing conditions.

We believe the proposed improvements will not adversely affect the business park or the local community where the church is located. We also believe the other tenants in the immediate area will not be adversely impacted by this change. Most of the adjacent businesses are closed on weekends and the one that is open for business, Get Air Surf City, is supportive of our proposed changes to the CUP.

Description of project and services, including proposed square footage, hours and days of operation, number of employees, and other information as appropriate.

Description of Project and Services

CHB proposes to expand and relocate their auditorium for weekly worship services at 5802 Argosy to the building at 15282 Jason Circle (currently OCRC Raceway). The current worship service auditorium at 5082 Argosy will then be converted to children’s programming space.

Proposed Use

The proposed use at 15282 Jason Circle will be the new main worship center for Compass Bible Church, Huntington Beach. The tenant improvement also proposes an ancillary multi-purpose room, along with lobby, family/mom’s room, and storage. The proposed changes do not affect the existing use at 15272 Jason Circle, which also a tenant improvement by Compass Bible Church that houses additional ancillary fellowship spaces, and staff offices. The existing spaces at 5082 Argosy will be converted to children’s meeting rooms and classrooms (No construction / tenant improvements proposed, all existing spaces to remain).

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Square Footage

We are not proposing any changes to the square footage of the buildings, just the change of use described above. The configuration and size of the suite that is proposed to be added are indicated on the drawing exhibits. (Total area of Tenant Improvement = 18,697 SF, 1-story).

Hours and Days of Operation

Days of operation remain the same as the current entitlement:

Mon - Closed

Tues-Friday 9:00am-5:00pm

Sat - Office Closed, Church Worship Services 4:00pm-8:00pm

Sun - Office Closed, Church Worship Services 7:00am- 2:00pm

Meeting rooms for Fellowship Tue, Wed, & Thu nights from 6:00pm to 9:00pm.

Number of Employees

There are 12 full-time employees, and 6 part-time employees.

Other information as Appropriate

As mentioned above CHB believes that there will not be any negative impact on surrounding businesses or neighborhoods resulting from this addition.

Reasons for Initiating this Application

CHB is initiating this application because we see a growing need for families in Huntington Beach to have a church with expanded youth and children's activities. We have found that there is a high interest in a church where children can come and attend activities in a safe place to learn and grow in their faith with others while parents attend worship services.

Description of Uses North, South, East and West

The proposed addition is surrounded by existing commercial and industrial uses on the north, south, and east sides with existing residential on the south.

Description of Population Served by the Use or Project

CHB will be open to all residents or visitors of Huntington Beach CA. We will also be open to all adjacent communities, but our primary interest is in serving those who call Huntington Beach their home.

Parking

Because the church operates at times when most of the business park tenants are closed, we believe this is an excellent use of the buildings. A matrix of the parking available for church use and their location is a part of this submittal and we believe there are a sufficient number of parking spots available for the intended use. There have never been any neighbor complaints regarding the parking or use of the facility.

Thank you for considering our request and we stand ready to answer any questions you might have and will address any concerns that may come up as you consider our request.

Sincerely,

Bobby Blakey
Senior Pastor
Compass Bible Church Huntington Beach

07/30/2021