

Kevin Canning | Contract Planner | OC Development Services / Planning
Orange County Planning Department
601 N Ross St
Santa Ana, CA 92701

Dear Kevin,

I write to you today in regards to our recent meeting about the proposed project for Chabad of Tustin. Let me begin by thanking you for taking the time to review our application for our future synagogue. Over the past 15 years, Chabad of Tustin has touched the lives of countless people in a variety of ways with our growing roster of programs and activities. With its warm, inviting and non-judgmental approach, Chabad of Tustin is a place where people from all walks of life-regardless of background, affiliation or level of observance feel welcome and at home.

We are excited to share with the county a new phase in the growth of Jewish life in our community. Our future campus will be centrally located just off the corner of Newport Ave. and 17th Street at 18802 E 17th St, Santa Ana CA 92705 (North Tustin). We have chosen this property because it's centrally located in the Tustin area and within walking distance to many families.

In addition, it is located on one of the main thoroughfares in our neighborhood and will minimize any additional noise and traffic to the surrounding community. The vast majority of our families live within three miles of this property.

Chabad of Tustin is proposing the development of an approximately 9625 square foot one story facility, to be used for religious purposes, on a 38,136 gross/ 31,656 net site.

The property currently consists of an unoccupied single family home in a state of disrepair. The home was built in the 1950's and will be demolished to allow for the re-development of the site. We will turn this dilapidated property into something the community can be proud of.

CHABAD JEWISH CENTER
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The newly developed facility will be used for religious purposes including weekly worship services, primarily on Fridays Evenings and Saturday mornings, holiday worship, religious education and meetings. We project to have around 35 people at our weekly meetings.

The sanctuary of 1950 square feet will provide fixed seating for 60 persons. Other elements of the facility include a lobby, library, social hall, kitchen, and office and classroom areas.

Onsite parking for 21 cars will provide ample parking for the vast majority of gatherings. In addition, on street parking on 17th street in front of the project is permitted, and will help with overflow for the rare occasions needed.

We have chosen this street in particular because it's a main thoroughfare and there a number of commercial properties like the Montessori Preschool, and the Care Meridian Nursing and Rehabilitation Center next door.

The property is slightly less than the required site area of 40,000 square feet for religious facility purposes. This minor difference in square footage from other properties facing 17th street to the west of our property would preclude us from enjoying benefits that those other properties enjoy, in terms of uses allowed, unless we obtain the variance.

We are therefore seeking a variance from this requirement. Most of our congregants live within the three miles of this future site and this central location will allow some of them to walk to synagogue on the Sabbath.

In addition, I would like to share that we are a religious orthodox synagogue, and we don't use amplified music and live instruments during services. This should allay an issues of loud noise during our regular weekly services.

We look forward to working with you and listening to your advice, as we move this project forward.

Sincerely


Rabbi Shuey Eliezrie