

January 22, 2026
Planning Commission Meeting
Public Comment

Item 4.3

Public Hearing to consider a request to convert a historic warehouse building to a church use at 537 W. Almond Avenue and 180 S. Cypress Street and finding of CEQA Exemption (CUP-3236)

January 22, 2026

Planning Commission
City of Orange
300 E. Chapman Avenue
Orange, CA 92866

Re: Friends Church Conversion of Properties at 180 S. Cypress Street and 527 W. Almond Avenue in the City of Orange

Dear Chairperson and Planning Commissioners:

This letter expresses my support for Friends Church's plans to convert the warehouse at 527 W. Almond Avenue, and the office building at 180 S. Cypress St., to support their community benefit activities.

I am the current owner of these two structures, having purchased them from the Society of St. Vincent de Paul and used them for my business operations for over a decade. After selling Cibola Systems' technology business assets in 2022, my goal was to repurpose them to serve the Orange community once again. Friends Church has been instrumental in my efforts to achieve that goal.

The Church has been a respectful and generous community presence over the years we have been neighbors. I can't imagine a better adaptive reuse of the properties, nor a better gift to the community, than they have proposed. It's my pleasure to strongly endorse the plans Friends Church has presented to the City and encourage your approval of this project.

Sincerely yours,



Lisa Perrine
[REDACTED]
Orange, CA 92866
[REDACTED]



January 22, 2026

Attention: City of Orange Planning Commission

Subject: Letter of Support for Planning Commission Agenda Item #4.3

I am writing to formally support the applicant, Friends Church Orange, for the project located at 180 South Cypress Street.

I own the property directly adjacent to the north, known as the Consolidated Orange Growers Precooling & Ice Plant. It is a multi-tenant building listed on the National Register of Historic Places.

I purchased the property in 2003 when it was operating as Pete's Road Service Tire & Retreading Facility. I have poured my heart and soul into what it is today.

During the period 2008-2010, I worked with the current owner of 180 S. Cypress Street to transform the St. Vincent DePaul Thrift Store and Storage Facility into the office facility which currently exists. She's done great work, been a wonderful neighbor, and we remain friends today. I am thrilled to see the continued evolution of the site with the new stewards of the property, Friends Church Orange.

They have been outstanding members of the community, and I believe the improvements to this property will continue the domino effect within the community.

Thank you for your time and consideration of this project. I wholeheartedly support their efforts to further improve the property and the community at large.

Best Regards,

Susan Secoy Jensen

Susan Secoy Jensen, AIA
Secoy Architects, Inc.

Letter of Recommendation – Friends Church Building Project Jan 19, 2026

For the consideration of the City of Orange Planning Commission,

My name is Kevin Tarbell, and for the past 21 years I have been deeply connected to the city of Orange in a variety of roles, beginning with my undergraduate studies at Chapman University. During that time, I served two years as student body president and later spent more than a decade on the Chapman University Board of Directors. Throughout these years, I have been actively engaged in numerous civic-facing organizations, partnerships, ministries, and volunteer efforts that serve the broader Orange area.

I currently reside in Old Towne Orange, within walking distance of Friends Church, and I can honestly say that I have not encountered an organization quite like Friends Church of Orange. What sets it apart is not simply its commitment to engagement, but its intentional focus on meaningful transformation. Under the leadership of Kyle and Holiday Zimmerman, the church has become a place of restoration and support that operates far beyond Sunday services. By intentionally partnering with established nonprofits and local initiatives, Friends Church has created a collaborative model that multiplies impact.

Through these partnerships, their grounds have become a trusted gathering place—supporting after-school programs for children, resources for single mothers, stabilization efforts for families in crisis, and pathways for unhoused individuals to access services that help them regain stability and become contributors to the community. The collaborative environment they have fostered is both rare and effective.

I know many members of this ministry personally and can attest to the sincerity, compassion, and consistency with which they serve. The shared commitment among attendees is remarkable, and the results are evident in the church's rapid and sustained growth. People are drawn not only to observe the impact being made, but to actively participate in the work themselves. Those who serve are as deeply enriched as those receiving support.

In my view, Friends Church establishing a permanent home and facility in the heart of Old Towne Orange would be one of the most valuable assets to the area. The church actively supports local businesses, strengthens neighborhood connections, and fosters a sense of belonging that extends well beyond its walls. The number of lives positively changed through their efforts—right here in our own backyard—is significant. A larger, permanent space would allow Kyle and Holiday and their team to responsibly scale the impact they have already demonstrated.

I cannot express a higher level of respect or endorsement for Kyle and Holiday Zimmerman and the work they lead through Friends Church of Orange. I am not only a believer in their mission—I am an advocate for it, and a friend of Friends Church.

Best regards,



Kevin Tarbell
Old Town Orange Resident

Orange, CA 92866

Letter of Support: Friends Church Permanent Location

To: City of Orange Planning Commission **Date:** January 22, 2026 **Re:** Support for Friends Church Permanent Home (Imagine Project)

To the Members of the Planning Commission,

My name is Jeffrey Goodfriend, and I am writing to express my strong support for the Friends Church project in the heart of Orange.

I have been a resident of Orange since 1969—living here for roughly 90% of my life. Both my wife, Lori, and I attended Orange schools throughout our childhood and young adult lives. While we currently reside in East Orange, we attend Friends Church in West Orange and remain deeply invested in the well-being of our city.

Growing up here, I have witnessed a remarkable transformation in the West Orange community over the decades. I firmly believe that Friends Church has been a central part of that positive change. The church has had a measurable, constructive influence on the surrounding neighborhoods, and I am eager to see that influence continue and grow through a permanent location.

Having a dedicated, permanent home for this congregation will not only allow the church to deepen its roots but will also provide a stable pillar of support for the community for years to come. I respectfully urge the Planning Commission to grant unanimous approval for this project.

Thank you for your time and for your service to our city.

Sincerely,

Jeff & Lori Goodfriend

████████████████████ Orange, CA 92869

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January 19, 2026

To: City of Orange Planning Commission

From: Karen and Greg Goodwin

Re: Friends Church Orange Move

As residents of the city of Orange for 40 years this very week, we offer our full support and excitement for Friends Church Orange to grow its presence across the street into the old Hanger property.

It was over 6 years ago when we first walked into Friends Church Orange. We visited churches in Orange and surrounding cities to find a new place to worship. Friends Church was our 8th church visited. We immediately felt we had found our new Church.

The message that day was service to those less fortunate. Hearing from Kyle and Holiday for the very first time, provided inspiration and the opportunity to serve. Just 6 days later we were serving at Mary's Kitchen, providing clothing to those in need. Little did we know that the message heard that day would still inspire us to serve in our community. Now at the Hub Resource Center.

Over the past 6 years, we have received and witnessed continued inspiration upon each visit. The positive impact on the community we call home, which emanates from Friends Church is remarkable. To have the opportunity to see Friends continue across the street is an amazing blessing for the city.

We look forward to seeing the Imagine project for Friends Church move forward. It will be a new jewel for the city by being a vibrant, loving, caring resource for the City of Orange.

Sincerely,



Karen Goodwin



Greg Goodwin

Planning Commission

City of Orange
300 E. Chapman Avenue
Orange, CA 92866

Dear Members of the City of Orange Planning Commission,

My name is **Berenice Fraga**. My husband is **Art Fraga**, and our daughter is **Alyssa Fraga**. The three of us were born and raised in this beautiful City of Orange. We live at [REDACTED] Orange CA 92866, three blocks away from Friends Church Orange and the new proposed building. I want to take this opportunity to share with you our beautiful story of how we **Found Friends at Friends Church Orange**.

In 2021, our family found ourselves in a season where we knew we needed to look for a new church home. So we made a list of churches around the city of Orange, and Friends Church Orange was the very first church on that list.

I'll be honest, I was hesitant. We were used to a smaller church, and the idea of visiting a much larger church made me nervous. I was afraid we wouldn't connect. I was afraid of feeling lost and unseen.

But the moment we walked through the doors, something felt different.

We were warmly greeted, and people genuinely wanted to know about us. When we shared that we were searching for a new church, especially one where our daughter could connect with teens her age they immediately stepped in and connected us with **Tori**, who at that time was leading the student ministry.

Tori invited Alyssa to attend the student gathering that Thursday. We enjoyed the Sunday service very much, and when Thursday came, Alyssa attended the student night. She came home so excited to share her experience with us. My husband and daughter were so excited to return to Friends Church Orange.

I wish I could say I felt the same excitement right away — but I didn't. I was still holding onto the fear of being unnoticed in a larger church.

So I agreed to come back the following Sunday, but this time I prayed. I asked God that if Friends Church was meant to be our church home, I needed a sign. I specifically asked God that a pastor would approach us and acknowledge us.

God answered that prayer and not just in a small way.

Not just one pastor came to talk to us, but all of them did. They took time to get to know us and truly welcome us. In that moment, it was confirmed that this was where God wanted us to be.

Friends Church Orange has been a part of our journey, especially my own. In **May of 2025**, I received a **kidney transplant after waiting for 8 years**, and Friends Church Orange was there every step of the way. They saw how much I struggled, they prayed with us, and they witnessed the miracle God performed in my life. For that I will forever be grateful.

My husband is involved at Friends Church Orange, but our daughter has had the most experiences. She has made friends, is active in kids ministry, and has been able to experience youth camps that have impacted her life in so many ways.

I am so glad we chose to come back. And I am so grateful that in the years we've been here, Friends Church Orange has never made us feel lost or unnoticed — instead, we've felt seen, known, and truly cared for.

This church doesn't just care for the people inside these walls — it is active in our community, constantly reaching out and helping others. That heart for service is one of the many reasons we are proud to call Friends Church Orange our home.

I can't wait to see our church continue to grow and give **more than we can think of and more than we can imagine**, so that even more families can experience what my family has found here.

Thank you,

Berenice Fraga, Art Fraga & Alyssa Fraga

Planning Commission

Meeting Time: 01-22-26 17:30

eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission	01-22-26 17:30	11	2	0	2	0

Planning Commission

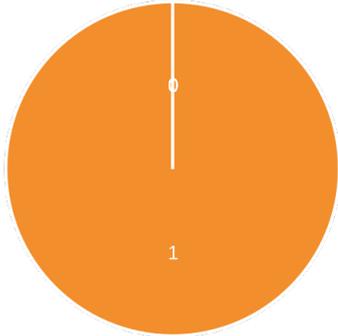
01-22-26 17:30

Agenda Name	Comments	Support	Oppose	Neutral
4.1. Public Hearing to consider a request to establish an alternate parking rate and construct an addition to an existing commercial building for the site located at 1012 N. Tustin Street and a finding of CEQA Exemption (CUP25-0010).	1	0	1	0
4.2. Public Hearing to consider a request to serve beer and wine for on-site consumption in association with a proposed restaurant, Carnoisneur Café, located at 426 W Almond Avenue, Suite C and finding of CEQA exemption (ENT25-0048).	1	0	1	0

Agenda Item: eComments for 4.1. Public Hearing to consider a request to establish an alternate parking rate and construct an addition to an existing commercial building for the site located at 1012 N. Tustin Street and a finding of CEQA Exemption (CUP25-0010).

Overall Sentiment

Support (0%) Oppose (100%) Neutral (0%)
No Response (0%)



Guest User

Location:

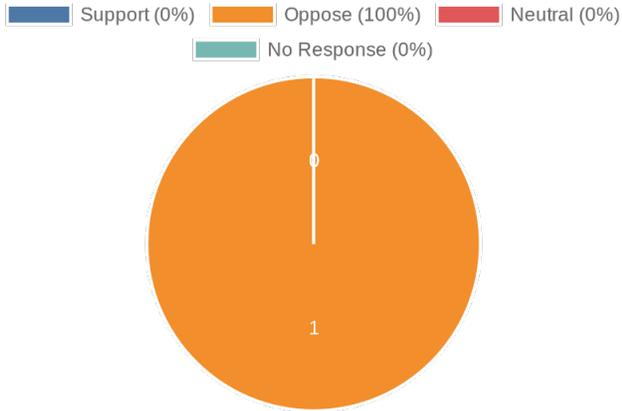
Submitted At: 5:12pm 01-21-26

With the crowd this business drew at their previous location in Anaheim, how is the owner managing the spillover into the public right-of-way? These car folks usually park on city streets leading to folks 'loitering' on the streets outside the establishment, adding wine and alcohol to the mix sounds like a recipe for disaster.

-Concerned citizen of OTO

Agenda Item: eComments for 4.2. Public Hearing to consider a request to serve beer and wine for on-site consumption in association with a proposed restaurant, Car-nnoisseur Café, located at 426 W Almond Avenue, Suite C and finding of CEQA exemption (ENT25-0048).

Overall Sentiment



Guest User

Location:

Submitted At: 5:13pm 01-21-26

With the crowd this business drew at their previous location in Anaheim, how is the owner managing the spillover into the public right-of-way? These car folks usually park on city streets leading to folks 'loitering' on the streets outside the establishment, adding wine and alcohol to the mix sounds like a recipe for disaster.

-Concerned citizen of OTO