

**Date:** 12/04/2024

**Orange City Planning Division**

300 E. Chapman Ave.  
Orange, CA 92866

Dear Planning Division,

**Re: Proposed Office Building Renovation for Religious Worship Facility Use**

We are submitting this letter to formally request approval for the proposed renovation and use of the 1036 W Taft Ave. office building as a religious worship facility. Below are the operational details, parking arrangements, and proposed facade changes for your consideration:

**Days and Hours of Operation**

The facility will be renovated for religious worship services and meetings. The renovation will provide assembly space and accessory classrooms and offices. The regular days of operation are as follows:

- **Sundays:** 9:00 AM to 3:00 PM, with an average attendance of 90 members.
- **Wednesdays:** 6:00 PM to 7:00 PM, with an average attendance of 20 members.

**Parking Arrangements**

The property includes 36 on-site parking stalls. Additional parking has been secured through a parking agreement with adjacent businesses, as outlined in the attached Covenants, Conditions, and Restrictions (CC&Rs) with the following adjacent businesses. A-Tech Consulting, Inc, 1640 Batavia St, Orange, CA 92867, Lee & Associates Orange, 1004 W. Taft Ave, Orange, CA 92865, Sonar, Inc., 1032 W. Taft Ave, Orange, CA 92865, Hyperion Motors, Inc., 1032 W. Taft Ave, Orange, CA 92865. This agreement ensures that parking needs during peak times are met.

**Proposed Building Facade Changes**

The existing building facade will largely remain unchanged, preserving its current finish. However, we propose the following modifications to enhance accessibility and the building's identity as a place of worship:

1. **Elevator Addition:** The building addition will accommodate an elevator to provide ADA-compliant access to the second floor. The addition exterior will feature an acrylic finish with a rough texture and color designed to match the existing concrete walls with a metal sloping roof to complement the overall aesthetic of the building.
2. **Entry Enhancements:** Two nature screens will be installed on either side of the main entry to introduce greenery and improve the welcoming appearance of the entrance.
3. **Monument Structure:** A small monument structure will be placed in front of the building entry to identify it as a church.

**Walter A. Ben**

Architect, BGW Architects II, PC  
801-409-1041 | [aben@bgwservices.com](mailto:aben@bgwservices.com)

**BGW ARCHITECTS**

2327 Grant Ave | Ogden, UT  
[www.bgwservices.com](http://www.bgwservices.com)

We appreciate your consideration of this request and believe these modifications will allow the building to serve the community effectively while maintaining harmony with its surroundings.

Sincerely,

Walter A. Ben

87-244465

Conditional Use Permit 1340, are hereby designated as Handicapped Parking and shall be for the exclusive use of handicapped persons only.

**Section 2. Reciprocal Parking Easements.** Each Owner, and its tenants and their employees, customers, guests and invitees, of each Parcel in the Project shall have a non-exclusive easement on and over every other Parcel in the Project, for all vehicular and pedestrian traffic, for the purpose of ingress to and egress from public streets or highways, all driveways on the Project and the Parcel benefitted thereby, and for the purpose of parking of automobiles on any Parcel within the Project. Each party benefitted by this easement shall have the right to park in any marked parking area on any Parcel in the Project. No Owner of any Parcel shall place any building, wall, fence, structure or other obstruction on its Parcel that would unreasonably restrict pedestrian or vehicular access from such Parcel to any other Parcel in the Project, including rights of ingress and egress.

**Section 3. Easements for Utilities.** The rights and duties of the Owners of the Parcels within the Project with respect to sanitary sewer, water, electricity, and telephone lines and other facilities shall be governed by the following:

- (a) It shall be the duty of each respective utility company to maintain its utility facilities and connections on the Project; provided, however, that if any company shall fail to do so, it shall be the obligation of each Owner to maintain those facilities and connections that are located