Appeal No. 0555-21

Shannon Family Mortuary

Planning Commission Public Hearing Comments from December 7, 2020

Kelly Ribuffo

From: Aleta Bryant <aletalb@sbcglobal.net>
Sent: Monday, December 7, 2020 5:24 PM
To: Kelly Ribuffo
Subject: Fwd: Shannon Mortuary Application

Sent from my iPhone

Begin forwarded message:

> **From:** Aleta Bryant <aletalb@sbcglobal.net>
> **Date:** December 7, 2020 at 3:11:05 PM PST
> **To:** kribuffo@cityofirange.org
> **Subject: Shannon Mortuary Application**
>
> Dear Ms. Buffo,
> I was just informed by my neighbor of a meeting before the CityCouncil tonight regarding an application by Shannon Mortuary for a use permit to enable it to build a chapel inside their offices at the end of North Waverly Street.
>
> I am in great opposition to such a request, unless the business can show adequate parking off of Waverly Street. As I knew nothing of the meeting until a few moments ago, all I know from my neighbor is that the business owners have represented that they have five parking spaces that they are leasing from the AT&T building. This will be a grossly inadequate amount of parking to accommodate the kind of traffic that this business is anticipating bringing to our residential street.
>
> Again, I am hoping that there will be adequate opportunity for the council to hear from the residents on Waverly Street. If the other residents, like myself, have received no notice of this issue being brought before the City Council tonight, I am afraid that our voices will go unheard if this matter is addressed tonight.
>
> Thank you for your consideration of my request to delay any such hearing until adequate notice is provided to all of the residents on N. Waverly St.; and until our concerns can appropriately be addressed to the forum.
>
> Warm regards,
> Aleta Bryant
> 148 North Waverly Street
> Orange
> (714) 315-6363
>
> Sent from my iPhone

Kelly Ribuffo

From: Doug Ely <dely@dseainc.com>

Sent: Monday, December 7, 2020 3:43 PM
To: Kelly Ribuffo
Cc: Aleta Bryant; Laura Ely
Subject: Shannon Family Mortuary CUP No. 3121-20

Importance: High

Hi Kelly (and to Whoever It May Concern),
I am contacting you regarding Agenda Item 5.4 in tonight's Planning Commission hearing regarding the Shannon Family Mortuary. I was thinking that I would be able to address my comments via a web call in service as I have experienced at other city's public meetings but see that Orange is not set up that way and that we need to send in our comments ahead of time. When Shannon Mortuary moved in, their representative assured residents on our street that he would simply be conducting administrative functions at the location where he moved their offices to. Since then there have been numerous gatherings in his parking lot that have disrupted parking on our street, the 100 block of North Waverly Street. The proposal to convert a space into a chapel violates what they informed us and the leasing of 5 spaces across the street in the AT&T parking lot is not enough to handle the amount of parking that this use will generate and it will affect the residents along the entire north block of the street. Additionally, the parking lot also has a lockable gate on it and parking may not always be available, although it is often left open and unlocked. From the crowds that have been gathering to date, I believe they will generate at least 10-15 vehicles, in addition to their 6 regular office administrative functions.

Additionally, Shannon should be conditioned that they cannot take over their own parking lot with tents for gatherings as this restricts the use of the few parking spaces that they already have.

Orange Municipal Code 17.34.060.B states:

Church, chapel, religious facility, cemetery, mortuary	1 space/4 seats, or 1 space/30 sq. ft. of gross assembly area, whichever is greater (18 inches of continuous bench area = 1 seat)
	Additional facilities and activities other than the church sanctuary shall be parked on an individual basis in accordance with this section. Shared parking conditions that reflect a staggered occurrence of activities require approval of a conditional use permit.

It appears that the size of the chapel is 329sf from the reduction of area of administrative office. Per the above table the greater parking requirement is 1 space/30 sf = 11 spaces – not 6. This is more in keeping with actual gatherings observed.

I encourage the city to require the applicant to meet the actual code requirements based upon the actual area of the chapel used and to meet with the residents of North Waverly Street prior to the Planning Commission taking decisive action on this proposal. The hours of potential use of 9am-7pm up to three times per week has the potential of severely affecting parking along the street that has a number of people working from home now and using street parking due to remote work requirements. We have not had any contact with Shannon Mortuary and at the very least there should be a coordinated effort to see what we can work out that benefits Shannon Mortuary as well as supports the existing uses and functions of the residents on the street.

Respectfully submitted,
Doug Ely
139 N Waverly Street

(714) 875-5705

Douglas S. Ely, Principal
DSEA, Inc.

145 S. Olive Street / Orange, CA 92866
(714) 639-3958
www.dseainc.com

Appeal No. 0555-21

Shannon Family Mortuary

Planning Commission Public Hearing Comments from February 1, 2021

Kelly Ribuffo

From:	Aleta Bryant <aletalb@sbcglobal.net>
Sent:	Monday, February 1, 2021 12:16 PM
To:	Kelly Ribuffo; PCpubliccomment
Cc:	Doug Ely; Laura Ely; kenidaelaine@yahoo.com; 2fspurny@gmail.com
Subject:	Fwd: Shannon Mortuary Application
Follow Up Flag:	Follow up
Flag Status:	Completed

Dear Ms. Ribuffo and Members of the Orange Planning Commission ,

I just became aware - having received copies of the e-mail communications sent to you by my neighbors Doug Ely and Laura Ely - that the matter of the Shannon Mortuary CUP is once again on the agenda of the Orange Planning Commission this evening. Although it seems that there may be a request to continue the matter until April, I wanted to make sure to, once again, advise you of my continuing opposition to the current proposal of Shannon Mortuary. Below is the e-mail which I sent to you back on December 7, 2020, when I first learned of Shannon Mortuary's application. (Please excuse the misspelling of your last name in the e-mail greeting, Ms. Ribuffo - I was dictating it while driving, and was in such a hurry to get it to you before the submission deadline, I did not check the spelling.) The opposition I expressed in that first email remains my position.

Next, I would like to state my absolute support for and adoption of all of the outstanding issues and concerns expressed by Laura Ely and Doug Ely in their emails to you yesterday and this morning in opposition to the proposed Shannon Mortuary CUP. The Elys' statements eloquently and fully express my own views and concerns on the matters they raised. Rather than repeat what they have already said, I would like you to be aware that I join in everything they have stated.

I would like, however, to advise you of an additional conversation I had with Charles Link following the last Planning Commission meeting. Several weeks ago, Mr. Link stopped by my house in the evening to warn me about some ongoing criminal trespass and vandalism behavior of which he and his business had been the recent victim. During the course of that conversation, the issue of Shannon Mortuary's expansion proposal - and my opposition to it - came up. I explained to Mr. Link that, while I appreciated the services he provided to the community, and his business objectives and goals, I remained in staunch opposition to his proposal because of my concerns regarding inadequate parking and the impact of his business on the residents and residential nature of North Waverly Street. We disagreed about whether his proposed leasing of spaces from AT&T would be adequate to address the problem. I told Mr. Link that I was open to discussing the matter further with him alone, and suggested that there also needed to be a meeting with him and all of the affected North Waverly neighbors so that we could seek some agreeable joint resolution and compromise, taking into consideration everyone's interest and concerns. I reiterated to him, however, that my greatest interest and concern was in maintaining the residential nature of the block, and protecting the interest of the residents, particularly as they related to concerns of parking problems, increased transient foot traffic and noise. To date, Mr. Link has not reached out to me to engage in any further discussions.

I have owned my house on North Waverly for over 24 years. I have invested, and am continuing to invest, hundreds of thousands of dollars in its restoration and maintenance. This is a very special block, inhabited by many longtime owner residents - such as myself. Maintaining the peace and security of North Waverly, and protecting it from the threat of creeping commercialization from the surrounding Chapman Avenue area is a

high priority and of paramount concern for the residents. Thank you very much in advance for your consideration of our concerns, and for permitting us to have the forum in which to express them.

Aleta Bryant
148 N. Waverly Street

Begin forwarded message:

From: Aleta Bryant <aletalb@sbcglobal.net>
Subject: Shannon Mortuary Application
Date: December 7, 2020 at 3:11:05 PM PST
To: kribuffo@cityofirange.org

Dear Ms. Buffo,
I was just informed by my neighbor of a meeting before the CityCouncil tonight regarding an application by Shannon Mortuary for a use permit to enable it to build a chapel inside their offices at the end of North Waverly Street.

I am in great opposition to such a request, unless the business can show adequate parking off of Waverly Street. As I knew nothing of the meeting until a few moments ago, all I know from my neighbor is that the business owners have represented that they have five parking spaces that they are leasing from the AT&T building. This will be a grossly inadequate amount of parking to accommodate the kind of traffic that this business is anticipating bringing to our residential street.

Again, I am hoping that there will be adequate opportunity for the council to hear from the residents on Waverly Street. If the other residents, like myself, have received no notice of this issue being brought before the City Council tonight, I am afraid that our voices will go unheard if this matter is addressed tonight.

Thank you for your consideration of my request to delay any such hearing until adequate notice is provided to all of the residents on N. Waverly St.; and until our concerns can appropriately be addressed to the forum.

Warm regards,
Aleta Bryant
148 North Waverly Street
Orange
(714) 315-6363

Sent from my iPhone

Kelly Ribuffo

From:	Doug Ely <dely@dseainc.com>
Sent:	Monday, February 1, 2021 8:40 AM
To:	Kelly Ribuffo
Cc:	Laura Ely; Aleta Bryant; kenidaelaine@yahoo.com; 2fspurny@gmail.com; Anna Pehoushek
Subject:	RE: Shannon Family Mortuary CUP No. 3121-20

Hi Kelly,
My questions are within the email to you so I am hoping you can respond to those. Thank you for forwarding my comments to the Planning Commission.
Doug

Douglas S. Ely, Principal
DSEA, Inc.

145 S. Olive Street / Orange, CA 92866
(714) 639-3958
www.dseainc.com

From: Kelly Ribuffo <kribuffo@cityoforange.org>
Sent: Monday, February 1, 2021 8:00 AM
To: Doug Ely <dely@dseainc.com>
Cc: Laura Ely <lcfely2@gmail.com>; Aleta Bryant <aletalb@sbcglobal.net>; kenidaelaine@yahoo.com; 2fspurny@gmail.com; Anna Pehoushek <apehoushek@cityoforange.org>
Subject: RE: Shannon Family Mortuary CUP No. 3121-20

Good morning, Doug,

We will ensure that your comment letter is forwarded to the Planning Commission ahead of tonight's meeting. Please let me know if you have any questions.

Regards,

Kelly Christensen Ribuffo
Associate Planner - Historic Preservation
City of Orange|Community Development
300 East Chapman Avenue, Orange, CA 92866
(714) 744-7223 phone

From: Doug Ely <dely@dseainc.com>
Sent: Sunday, January 31, 2021 10:33 PM

To: Kelly Ribuffo <kribuffo@cityoforange.org>
Cc: Laura Ely <lcfely2@gmail.com>; Aleta Bryant <aletalb@sbcglobal.net>; kenidaelaine@yahoo.com; 2fspurny@gmail.com
Subject: FW: Shannon Family Mortuary CUP No. 3121-20
Importance: High

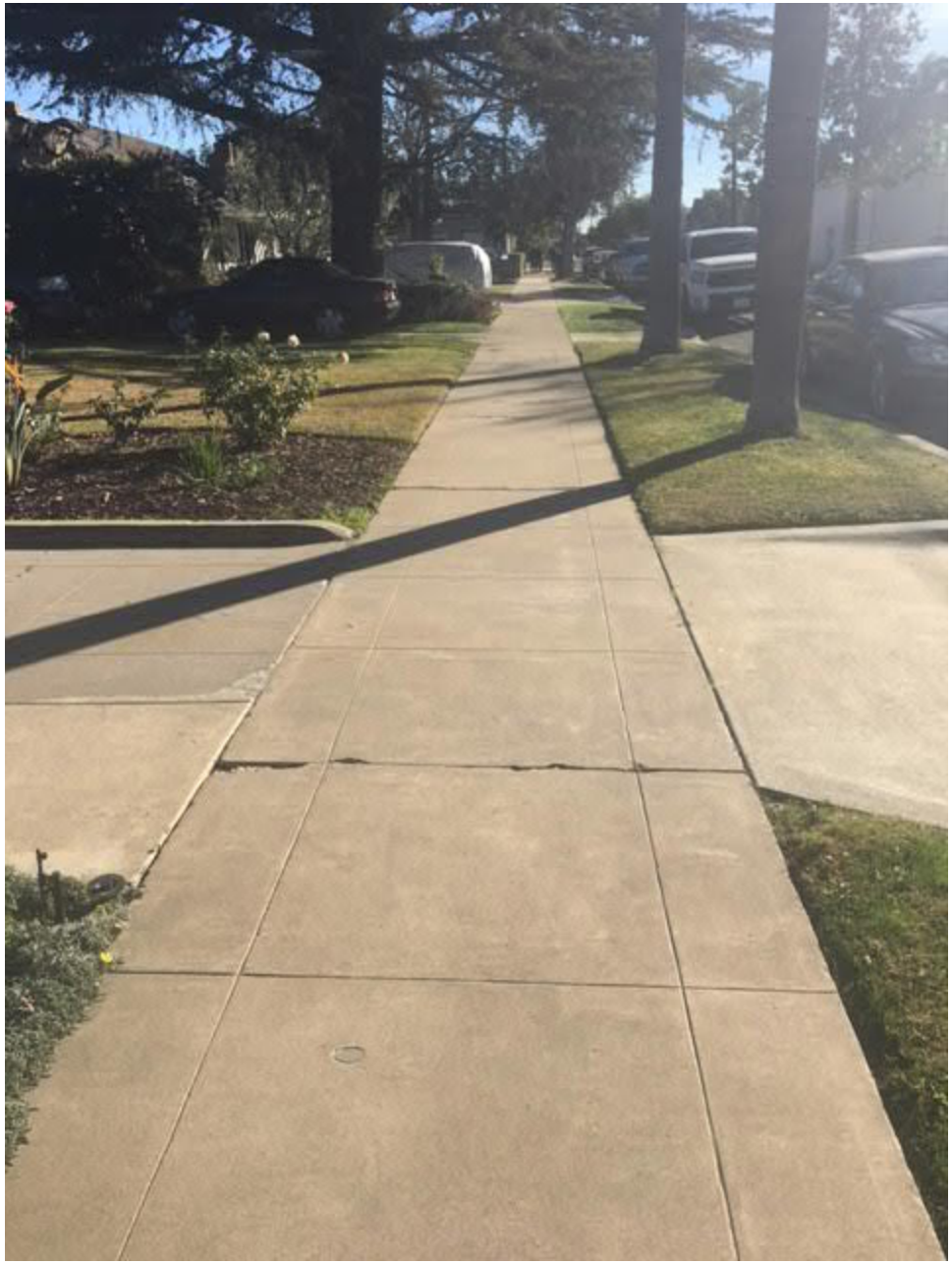
Hi Kelly,
I am contacting you regarding Planning Commission Item #4 which I see is being continued until April 5. To date, since the initial Planning Commission hearing on this item on December 7, Charles Link did come and speak with me a few weeks ago and explained that the type of activities he plans on holding in the chapel if approved is small family viewing and will not generate a lot of vehicles. I informed Charles that the residents on North Waverly Street can only evaluate his request based upon the services he has been holding whether they are legally authorized or not. These have not been frequent but when they are held they add a substantial amount of parking and pedestrian traffic to the street, so much so that it is difficult to see how this project will be found acceptable to the residents of North Waverly Street. There was a service on January 15 and my wife counted up to 20 cars parked including ones in the AT&T parking lot with parked cars extending up the street. I have included a few of these photos.

I encouraged Charles to conduct a meeting with residents on the street and describe his operations and his plan. To date, no such meeting has been scheduled. I have spoken with a number of residents on our street and most were unaware of the proposal. Shannon Mortuary has not reviewed this with residents on our street contrary to what he and his wife implied in the last public hearing. I encourage the Planning Commission to take no action on this until Charles meets with the residents and presents his proposal, and the residents be given an opportunity to voice their opinions.

I emailed you regarding this item on December 7 and do not believe I received a reply (see thread below). The comments I had regarding their parking load demand in my previous email still stand as I believe the amount of parking they should be required to provide was incorrectly tabulated in the staff report. Since they do not have fixed seats it is 30sf/occupant which is the standard I have had to adhere to when I have worked with similar functions as an architect and I believe Shannon Mortuary should be held to the same standard.

With the observations of how Shannon Mortuary's services actually impact the street, it is difficult to see how this is an acceptable use for our neighborhood. The previous location of Shannon Mortuary was across the street from a public parking lot and this type of function should only be permitted where on site parking can be provided for their functions with little or no impact to the adjoining residential neighborhood.

I look forward to your reply.
Best Regards,
Doug



Douglas S. Ely, Principal
DSEA, Inc.

ARCHITECTURE | PLANNING | 3D MODELING
145 S. Olive Street / Orange, CA 92866
(714) 639-3958
www.dseainc.com

From: Doug Ely
Sent: Monday, December 7, 2020 3:29 PM
To: kribuffo@cityoforange.org
Cc: Aleta Bryant <aletalb@sbcglobal.net>; Laura Ely <lcfely2@gmail.com>
Subject: Shannon Family Mortuary CUP No. 3121-20
Importance: High

Hi Kelly (and to Whoever It May Concern),
I am contacting you regarding Agenda Item 5.4 in tonight's Planning Commission hearing regarding the Shannon Family Mortuary. I was thinking that I would be able to address my comments via a web call in service as I have experienced at other city's public meetings but see that Orange is not set up that way and that we need to send in our comments ahead of time. When Shannon Mortuary moved in, their representative assured residents on our street that he would simply be conducting administrative functions at the location where he moved their offices to. Since then there have been

numerous gatherings in his parking lot that have disrupted parking on our street, the 100 block of North Waverly Street. The proposal to convert a space into a chapel violates what they informed us and the leasing of 5 spaces across the street in the AT&T parking lot is not enough to handle the amount of parking that this use will generate and it will affect the residents along the entire north block of the street. Additionally, the parking lot also has a lockable gate on it and parking may not always be available, although it is often left open and unlocked. From the crowds that have been gathering to date, I believe they will generate at least 10-15 vehicles, in addition to their 6 regular office administrative functions.

Additionally, Shannon should be conditioned that they cannot take over their own parking lot with tents for gatherings as this restricts the use of the few parking spaces that they already have.

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It appears that the size of the chapel is 329sf from the reduction of area of administrative office. Per the above table the greater parking requirement is 1 space/30 sf = 11 spaces – not 6. This is more in keeping with actual gatherings observed.

I encourage the city to require the applicant to meet the actual code requirements based upon the actual area of the chapel used and to meet with the residents of North Waverly Street prior to the Planning Commission taking decisive action on this proposal. The hours of potential use of 9am-7pm up to three times per week has the potential of severely affecting parking along the street that has a number of people working from home now and using street parking due to remote work requirements. We have not had any contact with Shannon Mortuary and at the very least there should be a coordinated effort to see what we can work out that benefits Shannon Mortuary as well as supports the existing uses and functions of the residents on the street.

Respectfully submitted,
Doug Ely
139 N Waverly Street
(714) 875-5705

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Kelly Ribuffo

From: Laura Ely <lcfely2@gmail.com>
Sent: Monday, February 1, 2021 9:41 AM
To: Kelly Ribuffo
Cc: Doug Ely; aletalb@sbcglobal.net; kenidaelaine@yahoo.com
Subject: Shannon Mortuary CUP No. 3121-20

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Kelly,

I wanted to add on to my husband, Doug's, comments regarding the Conditional Use Permit for Shannon Mortuary and have them added to the information to be shared with the Planning Commission for tonight's meeting or, if the continuance is given, for the April Planning Commission Meeting.

These are my concerns regarding the CUP:

1. It is my understanding that once a CUP is given to a property that it is forever attached to that property. Whereas we (the neighbors) have an ability to voice our concerns now, we would not have that in the future with other occupants of that building. We would most likely as residents then have to come back to the city to ask that the street be for permit parking only.

2. There are no RSVPs for funeral/visitation ceremonies so while Shannon Mortuary is stating that these will be small groups - no more than 20, there is no way to guarantee this number. And if more come, they will most certainly park up and down Waverly Street.. If the occupant receives the CUP, what requires them to stay in compliance for the years to come? Is there city monitoring of compliance? What happens if after the one year contract with AT&T to allow Shannon Mortuary to use their parking lot, it is cancelled? Who will follow up on these temporary solutions to make sure that another solution is found?

3. Prior to the pandemic the employees of the medical building on Chapman and Cambridge as well as AT&T parked their cars/trucks along both sides of the street where the AT&T building sits. We expect that when the pandemic eases up and most employees are back to work in their offices, that this parking will once again start up. This is the same parking area that Shannon Mortuary is claiming that they want to use.

4. The applicant early on expressed interest in a potential purchase of the residential home adjacent to the mortuary office building. We have concerns about office buildings continuing to encroach on otherwise residential streets. The applicant has apparently made some kind of an agreement with this neighbor, who is only periodically there at the home, to park occasionally one of the two hearses that the mortuary has.

We have lived on North Waverly St.for over 35 year and in all those years the previous occupant of the Shannon Mortuary building was a Chiropractor who had a small clientele and rarely if ever did you see his patients use the street parking. This is what we expected from Shannon Mortuary when they moved in and told us that it would be used as their office and that no bodies would be managed/stored at their site. There was no mention of holding services. But over the period of time that Shannon Mortuary has occupied the premises we have seen a variety of group activities, large and small, that have been held in their parking lot and in their building. Including the one held on January 15th.

There is no intent on our part to single out Shannon Mortuary, as we are sympathetic toward small growing businesses and want to see them promoted but our concern for our neighborhood and for this CUP would have happened regardless of who the occupant was if their intent was to increase both the traffic and the parking on our street. For myself, I do not think that a meeting between the applicant and the neighbors will change or alleviate concerns about this issue and I would ask that the Planning Commission deny the Conditional Use Permit at this location.

Thank you for your time and attention to this matter.

With kind regard,

Laura Ely
139 N Waverly St.
Orange, CA
714.454.7139

Appeal No. 0555-21

Shannon Family Mortuary

Planning Commission Public Hearing Comments from April 5, 2021

Kelly Ribuffo

From:	wja845 Bryan <aletalb@sbcglobal.net>
Sent:	Sunday, April 4, 2021 8:10 PM
To:	Planning Commission Public Comment
Cc:	Kelly Ribuffo; Anna Pehoushek
Subject:	April 5, 2021 Agenda Item 4.1 - CUP No. 3120-20 - Shannon Family Mortuary, 1005 E. Chapman Avenue
Attachments:	Video.MOV
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Members of the Planning Commission,

I am writing to you to document my concerns regarding the revised proposal by Shannon Mortuary to conduct services on their property located at 1005 E. Chapman Ave. I am a nearby resident to the mortuary, and have submitted statements in opposition to Shannon Mortuary's previous proposals on the two prior occasions they were calendared as items on the Agenda of this Commission. Most of my previously-stated concerns made in those prior e-mail submissions remain in regard to the current requested conditional use permit (CUP).

Initially, I would like to state that I have had the occasion to have a couple of in-person conversations with Charles Link, the owner of the business, over the past couple of weeks, when he came to my home and knocked on my door. We discussed his revised plans for the in-person viewings at the mortuary, and his plans for assuring minimal disruptions to the adjoining residential neighborhood on North Waverly Street. My discussions with Charles were very cordial, and I believe that he and his wife, Julie, are committed to the goals and success of their business, to serving their community and clientele, and have good intentions regarding wanting to be good neighbors. However, many of my concerns remain unaddressed; and I believe probably can never be adequately addressed, notwithstanding the Links' good intentions. Shannon Mortuary is simply a business model that does not fit well in this part of the Old Towne Orange neighborhood, given that the Links have expanded what the neighborhood anticipated being merely administrative offices for Shannon Mortuary, into a location for family and friends of a deceased to gather.

Notwithstanding that Shannon Mortuary's revised CUP proposal appears to reduce and promise to limit the number of visitors and attendees at the viewing events planned at the funeral home, the larger issues of concern remain, namely: the likely potential for unplanned and unanticipated disruptions to the adjoining residential neighborhood regardless of the mortuary's intentions; the failure of guests of the business to follow the rules and guidelines; the inability to enforce the breached guidelines in any meaningful way given that, once the breach occurs, the damage to the surrounding neighborhood is already done notwithstanding efforts to remedy it once it is discovered; and, perhaps most significant, the permanent change to the use and nature of any business that may replace Shannon Mortuary in the future as a result of the granting of the CUP, given that the CUP attaches to the property for good once it is granted.

I would like you to know that I have had the opportunity to read the statements of my neighbors, the Arkins and the Elys, in opposition to Shannon Mortuary's CUP application for this hearing. Rather than re-state in my letter all that they have included in their letters, I represent to you that I wholeheartedly agree with and share their concerns, and ask that you consider them to be likewise set forth herein on my behalf, in opposition. I would also like to add a couple of things. First, with regard to the events of Saturday morning, February 27, 2021, described by Doug Ely, wherein a large group of funeral goers in cars utilized North Waverly Street as a gathering and staging ground for their procession to the cemetery, I am attaching a video that was taken of the incident. I was drawn outside of my house by the loud music being played and the revving of vintage muscle car engines that was happening. When I discussed this incident with

Charles, he stated that it may sometimes happen that people will gather at Shannon Mortuary to stage the funeral procession to the cemetery; but he noted that the event on February 27 did not last very long. I do beg to differ with Charles in regard to the disruption caused by such gathering of vehicles from both the noise and the manner of the staging; and feel that the length of the event was significant enough if you are a resident of North Waverly Street. Please refer to the attached video.

Secondly, just last week Charles came by my house to see if I had noticed the six police cars that had just responded to Shannon Mortuary to deal with an intra-family physical fight that had broken out in the street. Not only were some of his clients physically fighting in the street; but he mentioned that at least one family member had gone up the driveway of the adjoining house, taken one of the lawn chairs off the property and carried it down to the sidewalk, where he sat in it smoking, surrounded by other smoking families members. Charles also described the unruly and threatening nature of the clients which they had exhibited to his staff and which had caused him to call the police; and also mentioned that even the 6 police officers who responded to the scene seemed threatened by the situation. Charles described the chaos and trash that those clients had scattered around his property, and, while standing on my front porch, showed me a "loaded" baby's diaper he was holding that he saw on my front lawn parkway, and which he suspected had been left there by those unruly clients.

Although I appreciated the fact that Charles came over to tell me about the incident and to pick up the diaper, this incident created additional concerns for me about the ability of Shannon Mortuary to control its clientele BEFORE a disruption to the adjoining neighborhood occurs. I know that Charles and his staff were apparently equally rattled by this violent and threatening incident, and he was not happy about it. But, once again, it demonstrates the potential disconnect between what the Links may envision for the way their business is run and their desire to limit disruptions to North Waverly Street, and their ability actually to control and achieve this. I am reminded of the earlier out-of-control Memorial Day weekend event at Shannon's, when a large crowd of mourners descended upon North Waverly Street with coolers of beer, the remnants of which they left scattered all along the block. Although Charles insists this will not happen because he is reducing the number of people who can gather, I reiterate the reality of the limitations of his actual ability to prevent even unintended (by Shannon) disruptions and breaches in behavior by his clientele from happening before the disruptions and breaches of conduct have already occurred and impacted the residents of North Waverly Street.

I closing, I want to again acknowledge that the Links seem very nice, and have expressed the best of intentions. This opposition to their proposed CUP, however, is not about whether they are engaged in a worthy and important enterprise. It is, rather, about the fact that they have chosen to engage in it in an unsuitable location.

Thank you very much for the opportunity to address my concerns to this Commission.

Aleta Bryant
148 North Waverly Street
(714) 288-1541

Sent from my iPad

Kelly Ribuffo

From:	Doug Ely <dely@dseainc.com>
Sent:	Sunday, April 4, 2021 6:14 PM
To:	Planning Commission Public Comment
Cc:	Kelly Ribuffo; Anna Pehoushek; Laura Ely
Subject:	Public Comment 4.1: Shannon Mortuary (April 5, 2021 Planning Commission)
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Members of the Planning Commission,
I am writing to you to document our concerns regarding the revised proposal by Shannon Mortuary to conduct services on their property. On the surface it appears they have tried to limit the size of their services by reducing viewings to a maximum of 12 people to minimize the impact on the 100 block of North Waverly Street. While these efforts are appreciated, the fact of the matter is that a mortuary conducting services should not be located in this area adjacent to a residential neighborhood in the first place. It is not a right provided by the current zoning regulations and only by the granting of a conditional use permit is it permitted. This conditional use should not be granted as it opens the door for a variety of services that Shannon Mortuary has demonstrated a willingness to conduct in the past without proper legal approvals. Mr. Charles Link has proven by his previous actions that what he says and what they do are often in conflict.

Here are some of the issues why we take little comfort in the promises Shannon Mortuary is making in their revised proposal:

- Charles told us when he moved in that they were not going to hold services in their location and it was only going to be for administrative purposes. I know this is what the city told them. As you are likely aware, they have been conducting services in their location without legal approval and these have been disruptive to our neighborhood. They have fortunately not been very frequent but they have been disruptive.
- Charles and his wife Julie represented at the last Planning Commission meeting that they always intended on having services but again this is in conflict to what we were told by Charles when he originally introduced himself into the neighborhood.
- Charles and Julie also informed the Planning Commission at the last public meeting that they had met with the neighbors of our street and informed them of their expansion plans when in fact they had not. Charles did attend a Memorial Day function on the street speaking with a few neighbors but the neighbors were not informed of these plans. Shannon has still not had a neighborhood meeting and I believe all residents of our street should be invited to participate not just the few adjacent to their location who were given a letter.
- We observed a service on February 27 where a number of hot rods lined up causing noise and circulation problems on our street. When the funeral procession began with a hearse pulling out of Shannon Mortuary, the lead car behind it went out into Chapman Avenue and blocked traffic so the vehicle procession could leave and continue with everyone following behind. I am sure the Orange PD would not have been happy about this. By approving this use, the city is inviting this activity to continue by supporting this proposal.
- We are disappointed that now when we turn on our street that the first thing we see is a hearse and often two. This is not the vibe we prefer on the street, and it is disappointing as it diminishes the appeal of our neighborhood and our property . We recognize they do have a right to conduct an administrative business in their building, but does this mean they have to store hearses there? Could they be required to build a garage for their hearses if those vehicles have to be there?
- Their current proposal is to limit the attendees to 12, and that they will be informing their attendees they cannot park in front of residences. They will only have services between 8am-5pm and a maximum of a couple of times a week. This all sounds better than the last proposal but how is this going to be controlled? 12 members from a family could potentially all come in individual cars which is an observed likelihood and still park

throughout the neighborhood. How are additional attendees going to be turned away at a viewing when the excess limits are realized?

- The current parking lot cannot fit the quantity of cars into it that they claim without some creative maneuvering, as it does not have the required 26' backup space required for circulation between double loaded parking stalls. The Staff Report does not point this out. I do not believe they can legally claim the number of cars they are stating they can park as it does not meet development standards and it is not even close.
- Shannon plans to use parking spaces they are leasing from the AT&T Building. Where is the control to assure people park there? What happens when their year-to-year lease ends?

My wife and I recognize Shannon Mortuary is doing a great service to heartbroken families and helping them through personal loss. Even though we are compassionate to this cause, it seems inappropriate to force that type of use right at the entrance to our residential neighborhood. We have lived here for over 35 years and now our peaceful neighborhood is threatened by a use that should not be there. We encourage Shannon's long term plans to include finding a permanent location with ample parking and no disruption to neighborhoods. Conducting services no matter how small in that building is currently not permitted without the approval of a conditional use permit. Zoning controls are there for a reason and that is to protect residential neighborhoods like ours from development that may be deemed detrimental.

We cannot support this proposal and thank you for your care in protecting our neighborhoods.

Best regards,
Doug Ely
139 North Waverly Street
(714) 875-5705

Douglas S. Ely, Principal
DSEA, Inc.

ARCHITECTURE | PLANNING | 3D MODELING
145 S. Olive Street / Orange, CA 92866
(714) 639-3958
www.dseainc.com

Please return this one

SHANNON FAMILY MORTUARY

I Nathan McGovney am a resident or business owner here at address 121 N Waverly St Orange, CA 92866

I support Shannon Family Mortuary occasionally using their facility as a small chapel for private ID viewings at their location on 1005 East Chapman Avenue Orange, California 92866.

Shannon Family Mortuary has introduced themselves to me and explained what they intend to do inside their building. They have told us of their pending application for a conditional use permit with the city of Orange and that it entails having 15 people or less inside of their building to hold private ID viewings. Up to 12 immediate family members can attend these ID viewing at most, with 3 full time staff members in the mortuary. Furthermore, it was explained to us that this will only take place at a maximum of 1-2 times per week between 8 a.m. to 5 p.m Monday thru Friday, with a duration of 1-2 hours.

The owners Charles and Julie Link have assured us that they will do their very best to ensure these small groups do not create any parking issues and that they intend to use the parking lot currently beside their business, as well as 5 parking spaces in the AT&T parking lot where they have secured a contractual agreement for. I understand what was explained to me by Shannon Family Mortuary and strongly believe they will continue to be an asset to our community and a good neighbor as well.

Print Nathan McGovney
Sign [signature]
Date 3/22/21

1005 E Chapman Ave
Orange, CA 92866
FD 1772

PHONE 714-771-1000
FAX 714-771-1038
EMAIL info@shannonfamilymortuary.com
WEBSITE www.shannonfamilymortuary.com

SHANNON FAMILY MORTUARY

I Sylvia Sanchez am a resident or business owner here at address 131 N. Waverly St Orange, CA 92869.

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Print Sylvia Sanchez
Sign
Date 3/22/21

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WEBSITE www.shannonfamilymortuary.com

SHANNON FAMILY MORTUARY

I Tom Bornhop am a resident or business owner here at address 140 N Waverly Orange, CA 92866.

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Print Tom Bornhop
Sign
Date 4/1/21

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WEBSITE www.shannonfamilymortuary.com

SHANNON FAMILY MORTUARY

I Stephanie Morasco am a resident or business owner here at address 147 N Waverly St Orange, CA 92868.

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Print Stephanie Morasco
Sign [signature]
Date 3.25.21

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SHANNON FAMILY MORTUARY

I MARY LING / AT&T am a resident or business owner here at address 911 E. CHAPMAN AVE Orange, CA_____.

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Print MARY E LING
Sign Mary E Ling
Date 3/24/2021

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PLANNING DIVISION
RECEIVED
CITY OF ORANGE

SHANNON FAMILY MORTUARY

I Janice Swift am a resident or business owner here at address 1006 E. Chapman Ave Orange, CA 92866.

I support Shannon Family Mortuary occasionally using their facility as a small chapel for private ID viewings at their location on 1005 East Chapman Avenue Orange, California 92866.

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Print Janice Swift

Sign [signature]

Date 4/1/21

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FD 1772

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EMAIL info@shannonfamilymortuary.com
WEBSITE www.shannonfamilymortuary.com

SHANNON FAMILY MORTUARY

I Kelly Borgen am a resident or business owner here at address 1015 E Chapman avenue Orange, CA 92866.

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Print Kelly Borgen
Sign [signature]
Date 3-25-21

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SHANNON FAMILY MORTUARY

I Karen A. Proescholdt, D.C. am a resident or business owner here at address 1025 E Chapman Ave Orange, CA 92866

I support Shannon Family Mortuary occasionally using their facility as a small chapel for private ID viewings at their location on 1005 East Chapman Avenue Orange, California 92866.

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Print Karen A. Proescholdt, D.C.
Sign Karen A Proescholdt
Date 03/29/2021

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Orange, CA 92866
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SHANNON FAMILY MORTUARY

I Peter Balsells am a resident or business owner here at address 1035 E Chapman Ave Orange, CA 92867.

I support Shannon Family Mortuary occasionally using their facility as a small chapel for private ID viewings at their location on 1005 East Chapman Avenue Orange, California 92866.

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Print Peter Balsells
Sign
Date 3-24-21

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