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**LETTER OF EXPLANATION/JUSTIFICATION FOR PROPOSED
LIVINGSTONE CHURCH**

June 8, 2021

City of Orange

Planning Division

300 E. Chapman Ave.

Orange, CA 92866

Re: Proposed Livingstone Church located at 295 S Flower Street, Orange, CA 92868.

To whom it may concern:

1. Proposed project is a change of use from existing 4,862 sf. office building to a church with 80 seats sanctuary.

Operation hours for the church is mainly on Sunday between 9:00 AM to 2:00 PM.

There are Two Services:

First Service at 9:00 AM – 10:30 AM.

Second Service at 11:00 AM – 12:30 PM.

Fellowship at 12:30 PM – 2:00 PM.

During the weekdays, Pastor and 1 staff will be using the office between 9:00 AM to 6:00 PM.

The number of existing parking spaces are 46.

The ratio of the number of seats per Parking is $80/46=1.74$.

Since the main operation is on Sunday only, no traffic impact is anticipated.

The size of the lot is 29,185 sf. So the FAR is $4,862/29185=17\%$

2. Existing building is a 1 story wood structure with stucco finish.

There is a 3,633 sf. of landscape area(12.4% of the lot) with trees, shrubs, and ground covers.

Site is on flat ground with gentle slope towards the street for site drainage.

3. Proposed project site is surrounded with 1 story single families on the north, 2 story apartments on the east and south, and a 1 story church on the west across the Street and the building is well separated with Parking lot, Street, and the Setback.

4. Proposed Livingstone Church project will not be detrimental to the public health, safety or welfare, nor be materially injurious to the property or improvements in the vicinity and will be compatible with existing and future uses to the extent those are known, and will comply with each of the applicable provision of the Zoning and Building Code without any variance. Since all the utilities, access roads, drainage and other necessary facilities are provided with existing development, there will not be any problem with proposed church project in providing such facilities. And the proposed Livingstone Church will be beneficial to the community by providing much needed spiritual comfort and the peace of mind to those who are going through difficult time with many issues which are surrounding us in everyday of our lives.

5. Existing church was established in 1996 and had rented school classrooms until 2007 and has rented commercial building in the city of Stanton since 2007 for church operation until now.
Once the CUP/ Building permit is approved and TI is completed, this church will move to the new location.

6. Kid's Service and Bible Study (Elementary and Youth combined) is provided only in second service (11:00 AM – 12:30 PM).
There are only 7 kids at this time.

7. Typical Hymns and Gospel music is played before and after the sermon for each Service. Music is accompanied with piano and keyboard with amplifier.
However, since the location of the sanctuary is well separated from the Surrounding neighbor with parking and other floor spaces, there will not be any issue associated with the noise.

8. As far as special events or activities, there is no special event planned at this time.

If you have any question, please feel free to give me a call at 818-468-2505.

Sincerely,

Myung Chung, AIA
Project Architect