



ORANGE COUNTY
OC Public Works
 MEMORANDUM

County Administration South
 601 North Ross Street
 Santa Ana, CA 92701

P.O. Box 4048
 Santa Ana, CA 92702

(714) 667-8800

info@ocpw.ocgov.com

OCPublicWorks.com



To: North Tustin Advisory Committee
From: Kevin Canning, Contract Planner
Date: July 21, 2021 (MEETING DATE)
Subject: Planning Application PA21-0055 (Chabad Center of Tustin)

OC Development Services/Planning requests the Committee’s review and comment on the subject application.

PA21-0055 requests approval of Use Permit and Variance to allow the development of a property at 18802 East 17th Street as a place of worship and a private educational facility. The North Tustin Specific Plan (NTSP) requires approval of a Use Permit by the Planning Commission to establish a place of worship and a private preschool (of 30 students ages 3 to 5). The NTSP also requires a minimum building site area of 40,000 square feet of churches, temples and other places of worship. The applicants are requesting approval of a Variance to allow a church or temple the use on a building site of less than 40,000 square feet. The subject site is 31,680 square feet in area.

The project site, currently developed with an older single-family residence, is on the south side of East 17th Street approximately 800 feet west of Newport Avenue, located adjacent to a nursing and rehabilitation center. Residential condominiums back onto the site from the east. The congregation currently meets in leased space within a commercial center at 13112 Newport Avenue.

The proposed project would include the following physical components:

- Main sanctuary with 50-fixed seats, including ancillary facilities directly associated therewith (e.g., administrative offices, restrooms, laundry room, storage space);
- 1,080± square-foot “accessory religious education room”;
- “Hebrew Sunday School” to be operated on Sundays between 10:00 AM and 12:00 PM;
- “Private preschool” with a projected State-licensed capacity of a maximum of 30 preschool age children to be operated Monday through Friday between 8:00 AM and 5:30 PM;
- 790± square foot “Torah” library;
- 1,200± square foot social hall;
- 550± square-foot kitchen and associated pantry space;
- 940± square-foot lobby;
- Other passive outdoor areas for fellowship and social gatherings; and
- Off-street parking accommodating 21 vehicles.

Each of the uses proposed on the project site generally operate during different hours:

- Synagogue (main sanctuary): Saturday between 10:00 AM to 12:00 PM;
- “Hebrew Sunday School”: Sundays between 10:00 AM and 12:00 PM; and
- “Private Preschool”: Monday through Friday between 8:00 AM and 5:30 PM

The applicant and County staff will be available discuss the project and answer further questions.

All project materials are available at:

<https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/advisory-committees-9>

Attachment: Project materials