

**Project Address:** 5321 W McFadden Ave.

**Project Number:** DP2022-46

**Status:** Entitlements

## **Project Background:**

The existing site, currently serving as the administrative office of Saigon Reform Presbyterian Church, has remained vacant since a fire incident in 2005. Plans are in place to reconstruct a church on the site. In 2010, Calvary Lutheran Church, the previous applicant, obtained a Conditional Use Permit (CUP-2010-24-CH) for the church reconstruction and a variance (VAR-2010-4-OTH) allowing for a bell tower to exceed the height limit. However, due to financial challenges and a change in ownership, the proposed project was not executed.

Saigon Reform Presbyterian Church, the current owner and applicant, submitted a Development Permit application (DP-2015-38-NEW) in 2015 for a new 5,400 square foot worship building and a 3,300 square foot multi-purpose room. However, the application expired due to financial difficulties and changes in scope.

## **Project Narrative:**

The current plan involves constructing a 6,000 square foot worship building in phase one and a 2,870 square foot multi-purpose building in phase two.

Saigon Reform Presbyterian Church has faced previous setbacks in rehabilitating the site due to financial circumstances. Nonetheless, the church is now fully committed to rehabilitating the largely vacant site and reintegrating it with the surrounding area.

The proposed project retains two existing office buildings on the site: office "A" with a roof height of 13 feet and an area of 560 square feet, and office "B" with a roof height of 13 feet and an area of 680 square feet. The existing drive aisle and curb-cut on the western side of the property will also be preserved to allow the part-time administrative staff to continue operations during construction.

Phase one involves constructing a new 6,000 square foot worship building, a new curb-cut and drive aisle, site improvements, and preparing the pad for phase two. Phase two encompasses the construction of a 2,870 square foot multi-purpose assembly building.

The project will showcase a contemporary architectural style, utilizing materials such as plaster, stone veneer, aluminum storefront, and metal coping. Decorative paving and extensive landscaping will be employed to enhance the site.



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**Similiar Use - Saint Barbara Catholic Church:**

<u>Weekend Activities:</u>		
Saturday:	4:00 PM - 5:00 PM	Vietnames worship service
	5:30 PM - 6:30 PM	English worship service
	7:00 PM - 8:00 PM	Vietnmese worship service
Sunday:		
	6:30 AM- 7:30 AM	Vietnames worship service
	8:00 AM- 9:00 AM	Vietnames worship service
	9:30 AM - 10:30 AM	English worship service
	11:00 AM - 12:00 PM	Vietnames worship service
	12:45 PM - 1:45 PM	Spanish worship service
	4:00 PM - 5:00 PM	Vietnames worship service
	5:30 PM - 6:30 PM	English youth worship service
	7:00 PM - 8:00 PM	Spanish worship service
<u>Weekday Activities:</u>		
Monday-Friday:	8:15 PM - 9:15 PM	English worship service
Wed & Thurs:	6:30 AM - 7:30 AM	Vietnames worship service
Tues & Friday:	6:30 AM - 7:30 AM	Spanish worship service

**Similiar Use - Forty Martyrs Armenian Apostolic Church:**

Weekend Activities:



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**Worship building:**  
(1) Lobby | (1) Alter/Nave - 152 fix seating | (1) Fellowship Hall | (1) Kitchenette | (1) Male restroom facility  
(1) Female restroom facility | (1) Storage Closet | (2) Utility Closet | (2) Meeting Room

The design of the worship building is intended to accommodate the congregation current modest size ( 100 active members) and activities with phase 2 intended to activate once the congregation number increase and outgrows the worship building. Planned activities includes weekend services, youth meetings, bible study, small group worship.

<u>Weekend Activities:</u>		
Saturday:		Flex schedule no active programming.
Sunday:		
( Easter/ Christmas/ Lent & Holy Week)	10:00 AM - 11:45 AM	Worship service ( approx 80-100 participants)
<u>Weekday Activities:</u>		
Monday-Friday:	10:00 AM - 2:00 PM	Open office.
Friday:	7:00 PM - 9:00 pm	Youth meeting ( approx 20 participants)
Wednesday:	7:00 PM - 9:00 pm	Women bible study ( approx 25 participants)

**Multi-purpose assembly building:**  
(4) Meeting Rooms | (1) Male restroom facility | (1) Female restroom facility | (1) Utility Closet

The design of the multi-purpose building is intended to alleviate future needs for more small focus group activity such as additional bible study groups, youth meetings, and community development as congregation increase in size. Phase 2 is not intended to initiate without demand. Once phase 2 is constructed worship building will be use solely for Sunday worship and all ancillary activities will be relocated to the 4 meeting rooms at multi-purpose assembly building.

<u>Weekend Activities:</u>		
Saturday:		Flex schedule no active programming.
Sunday:	12:00 PM - 3:00 AM	small group session ( Approx 10-20 participants per room)
<u>Weekday Activities:</u>		
Monday-Friday:	10:00 AM - 2:00 PM	Open office.
Friday:	7:00 PM - 9:00 pm	Youth meeting ( Approx 20 participants per room)
Wednesday:	7:00 PM - 9:00 pm	Youth meeting ( Approx 20 participants per room)

**Existing office building:**  
(2) Meeting Rooms | (1) restroom

Intended to be used during construction and phase 1. Once phase 2 has been completed and meeting room needs are sufficiently met. Existing building to be retired and removed.

Monday-Friday:	10:00 AM - 2:00 PM	Open admin office.
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