

# 29

SEP 10 2009



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning and Development – CC Memo No. 09-101**

**DATE:**            AUGUST 24, 2009

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
                  PATRICK MCDERMOTT, ASSISTANT CITY MANAGER  
                  JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
                  KEVIN MAYO, ACTING PLANNING MANAGER

**FROM:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

**SUBJECT:**        UP09-0036 VIEN MINH BUDDHIST TEMPLE

**Request:**            Use Permit approval to allow a place of worship in a single-family home zoned SF-8.5 (Single-Family District)

**Location:**            285 North Comanche Drive, west of Alma School Road and north of Chandler Boulevard

**Applicant/  
Owner:**              Sister Lien Thuy Ngo

**Project info:**        One single-family residential lot at 8,250 square feet in size with an approximately sized home of 1,560 square feet

**RECOMMENDATION**

The application requests Use Permit approval for a place of worship in a single-family home zoned SF-8.5 (Single-Family District). Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval of the Use Permit.

**BACKGROUND**

The property is located north of Chandler Boulevard and west of Alma School Road off of Comanche Drive. The home is part of a larger planned residential subdivision, Arrowhead Meadows 3. The subdivision was platted in 1965. The property is zoned SF-8.5 (Single-Family District), which permits single-family dwellings and uses permitted by Use Permit that are compatible with other uses in the area and consistent with the General Plan.

The property is surrounded by single-family residential homes to the north, south, and east. West of the property is the Saga Condos residential community.

The application requests approval to allow a place of worship, Vien Minh Buddhist Temple, on the single-family property. The temple has been conducting services at this home since approximately February 2006. The home was purchased in November 2005 and is the primary residence for the owner, who is a Buddhist nun, and two to three other nuns.

The single-family residence was constructed in 1968 and occupies an 8,250 square foot lot. The home's square footage, including livable and non-livable area, is approximately 1,953 square feet. The home's interior has been modified to function as a worship hall and community gathering space. Two of the three original bedrooms were removed and the space became a part of the worship area/shrine room, which is where Sunday services are held. The garage area has been converted to livable space with a dividing wall for storage rooms, refrigerators, and some seating. The kitchen's cooking equipment has been removed and replaced with cabinets. There is an approximately 1,352 square foot patio cover attached to the house.

The temple provides worship services, religious education, and pastoral counseling. The temple is open seven days a week from 9 a.m. to 11 a.m. and from 5 p.m. to 7 p.m. However, if persons need to meet with the nuns, they will help them at any time. There is one organized service per week on Sundays typically from 10 a.m. to 12 p.m. During the week there are a limited number of visitors who meet with the nuns. The temple does not expect weekly traffic to be any greater than what would be expected from the activities at a typical single-family residence. There are three major celebrations/holidays recognized each year that occur in January, May, and August. The celebrations are held on Sundays and become a part of the Sunday worship service.

On a typical Sunday there are 20 to 30 people attending worship; however, on occasion this number may increase. When there are celebrations/events, such as Buddha's birthday, the number of attendees can double or triple with persons coming and going throughout the day, not all attending at one time. However, building code occupancy will limit the maximum number of persons on site to 49. There are no events that involve live music or entertainment related activities. There are no employees, no administrative office, or the like. The nuns receive no salary and have taken vows of poverty and celibacy. The nuns exist solely on donations from the temple's members and receive help for various tasks from volunteers.

In addition to the primary residence serving as the worship hall, there is a detached accessory building in the rear yard that serves as a memorial prayer room for the temple, which is approximately 320 square feet in size with an attached shade cover approximately 135 square feet in size. The prayer hall allows members to post photographs for deceased members, family, and the like and they may offer incense and prayers to their ancestors. Next to the prayer hall is a storage shed used for storage.

The temple does generate increased traffic along Comanche Drive for Sunday services whereby members park along the public street. Due to area resident complaints, the temple was advised to cease worship services pending approval of a Use Permit. Furthermore, the property owner was advised to find an alternative location for vehicle parking so as not to impact neighbors. The temple looked at nearby commercial centers but was not able to get permission to park there. The temple then contacted the Chandler Unified School District and has a contingent agreement to park at Erie Elementary School, which is north of the home off of Galveston Street. Pending approval of this

Use Permit request, the temple needs to complete appropriate liability insurance forms to finalize the parking agreement with the school.

The Use Permit review includes but is not limited to the examination of several factors, where applicable. Applicable factors related to this property include consistency with the General Plan, appropriate access to and from the property, general compatibility with adjacent property and property in the area, and site and building design for conformance with City codes, standards, and requirements. Furthermore, Use Permits may be granted upon finding that the request is in conformance with the General Plan and its policies, and the request will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity with the conditions, requirements, and standards prescribed by the Zoning Code or higher as may be deemed necessary by City Council in any one situation.

In reviewing this request, there is an outstanding factor that is on-going, which is related to site and building design for conformance with City codes, standards, and requirements. There are structures/buildings on this property, which do not have a City building permit, and the addition of these structures to the property creates a compliance issue with maximum lot coverage. The on-going building/site items being reviewed, inspected, and requiring permits includes:

1. Garage: The two-car garage (which was previously issued a City building permit) cannot be used for livable area or partitioned into two spaces. Upon inspection, City staff noticed the garage has a false wall behind the garage door and a wall splits the garage into two areas. The property owner was advised this is in violation of the issued building permit, and the site must maintain two-covered parking spaces. The partition wall and false wall behind the garage door needs to be removed. Persons cannot occupy and use this space for gathering purposes.
2. Accessory Building with patio cover: While the accessory building and its patio cover meets building setbacks and height for the SF-8.5 zoning district, the structures do not have a City building permit. The property owner was advised a building permit is required. The accessory building existed at the time the property owner purchased the property; however, the current owner added a patio cover in 2006, and later expanded the patio cover in 2008 according to aerial photos. Due to a compliance issue with lot coverage, the property owner agreed to remove this patio cover and will submit a building permit for this accessory building.
3. Storage Shed: The storage shed appears in aerial photos in November 2006. The shed meets building setbacks and height for the SF-8.5 zoning district and does not require a City building permit.
4. Primary Residence's Patio Cover: Aerial photos dating back to 1999 show a small slab for a rear patio with no cover. In July 2006, a building permit was filed for a patio cover on the rear of the home; however, the permit was denied. The property owner never resubmitted revised plans. In November 2006, three movable pergolas to provide shade appear in photos. In October 2007, a patio cover appears in a photo along with four movable pergolas for

shade. In October 2008, the aerial photo shows a patio cover constructed along the home with three movable pergolas for shade. The pergolas were located adjacent to the patio cover. The pergolas have since been removed. The property owner has agreed to reduce the size of this patio to get into compliance with lot coverage requirements.

5. Outdoor Kitchen building: The property was advised to remove all stoves and a gas line that was installed without City building permits. Because the kitchen in the home was converted to cabinet space and a sink only, the cooking area was moved outside. This structure was constructed under the home's patio cover. The stoves and gas line have been removed; however, the structure needs to be removed too. The property owner has agreed to remove the kitchen structure.
6. New outdoor cooking area: Since the outdoor kitchen can no longer be used, the property owner has located a movable pergola cover to the north property line in the rear yard next to the home. The pergola covers a ground level portable double burner cooking unit and propane tanks. The pergola needs to be removed to get into compliance with lot coverage. The property owner has been advised and agrees to remove the pergola and relocate the outdoor cooking area to a safer location away from the wood fence.
7. Lot coverage: Residential lots within the SF-8.5 zoning district are permitted to have maximum lot coverage of up to 40%, excluding storage sheds. City staff and the applicant have measured the buildings/structures on the property and it is determined the property exceeds the maximum lot coverage by approximately 5.7%. The property owner has been advised that the site needs to be in compliance with lot coverage. In order to get to a 40% lot coverage, approximately 475 square feet of building area needs to be removed, which will likely be achieved by elimination and a reduction in patio covers. The property owner was informed of the Variance application process but has opted to remove and modify the patio covers to be in compliance.

In the meantime, a building permit has been filed and being reviewed for the home's patio cover; however, a permit cannot be finalized/issued until the maximum lot coverage is in compliance.

### **DISCUSSION**

Historically, the City has approved churches and places of worship in many residential neighborhood areas, subject to compliance with City codes and development standards. Schools and churches are encouraged within single-family residential areas and are an integral component of neighborhood design. The Zoning Code allows churches and places of worship within residential zoning districts subject to Use Permit approval. The request does not represent any negative land use impacts upon the surrounding area.

Planning Commission and Staff are of the opinion that the use is compatible with the area's existing single-family residential, multi-family residential, and school uses. Planning Commission and Staff recommend approval subject to conditions with particular conditions related to Zoning Code and building code compliance for building structures on the property and maximum lot coverage.

The property owner/temple is actively working with City staff to address the patio covers and accessory building as well as building safety improvements inside the home. Staff will continue to work with the owner/temple to ensure compliance occurs and that the appropriate modifications and permits are completed in a timely manner.

The outstanding concern that Staff has been aware of with the proposed use is parking along Comanche Drive. Chandler Boulevard and Comanche Drive is a signalized intersection which generates traffic north on Comanche Drive to access Galveston Street, schools, and places of worship in the area. Speed humps have already been constructed along Comanche Drive to slow down drivers. The owner/temple has worked with City staff to look at off-site locations for member parking when services and other large events occur. The temple has contacted the Chandler Unified School District and conveyed they have approval to park at Erie Elementary School pending the Use Permit being approved by City Council and obtaining liability insurance. Planning Commission and Staff is of the opinion this private agreement for off-site parking is an appropriate solution to curb large amounts of vehicles parking along Comanche Street. The temple is permitted to have typical vehicle traffic that would be usual for any single-family residence; however, our concern is the worship services and events that generate more than normal traffic.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 22, 2009. Five area residents attended. One resident in attendance had previously contacted the City early on regarding parking concerns. After the temple explained their intent to park at the elementary school up the street, the parking concerns on Comanche Drive seemed to be alleviated. There were no comments in opposition to this request. A summary of the meeting and letters received are attached.
- The property owner has submitted a petition with signatures in support of the request. The petitions are attached.
- Staff has received three phone calls from area property owners with two residents opposed to the request. Two people feel places of worship/churches should not be allowed to operate in a single-family home, instead they need to operate in commercial centers where there is plenty of space available for lease. One neighbor feels the use is questionable at this location due to parking impacts; however, knowing the parking will move to the school helps alleviate concerns. Staff also received one email in support, and letters in opposition from a condo owner in the Saga Condominiums.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 5    Opposed: 0    Absent: 2 (McClendon, Veitch)

#### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval subject to the following conditions:

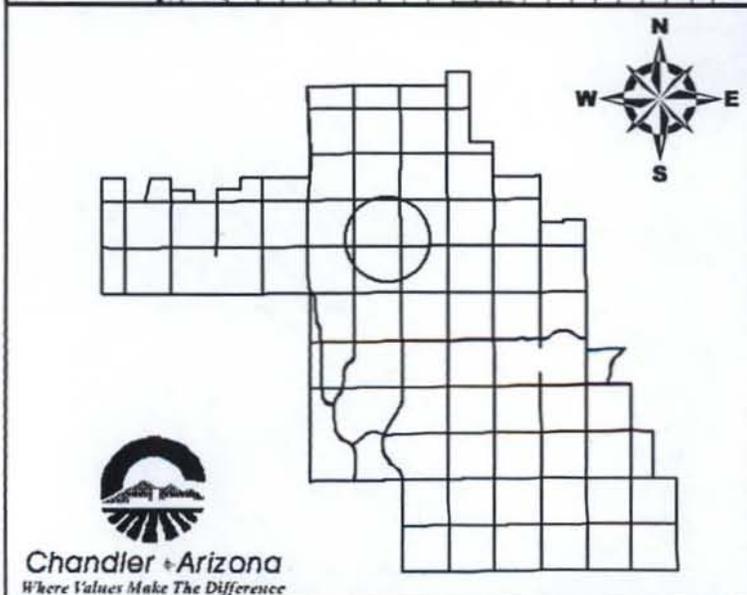
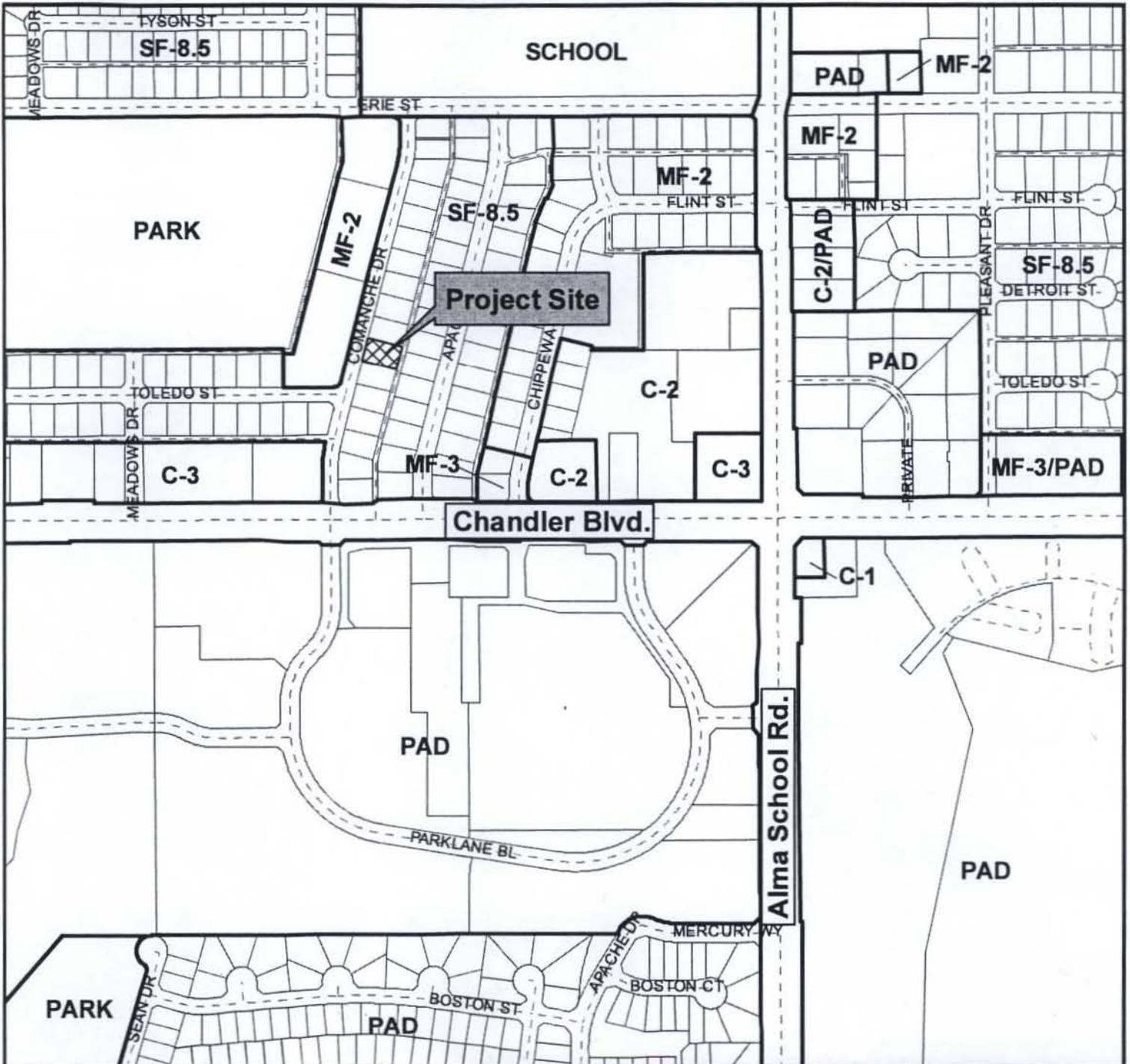
1. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. Expansion or modification beyond the approved exhibits (Site Plan/Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. Building permits shall be filed and issued by the City of Chandler for the home's patio cover, the accessory building, and its patio cover; however, building permits will not be finalized/issued pending the site being in compliance with the maximum lot coverage for the SF-8.5 zoning district regulations.
5. The property shall be in compliance with the maximum 40% lot coverage as defined in the SF-8.5 zoning district.
6. Parking for gatherings such as worship services, celebrations/events, and the like shall not occur on-site. Parking shall occur off-site at an appropriate location in accordance with Zoning Code.
7. In accordance with the Building Code's maximum occupancy load, there shall be no more than 49 persons on-site at any time.
8. Worship services shall occur only within the single-family residence and cannot occur outside. The outside area, the backyard, may be accessed during worship services pending compliance with all building codes, permits, and lot coverage requirements.
9. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Move to approve Use Permit case UP09-0036 VIEN MINH BUDDHIST TEMPLE, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Site Plan/Floor Plan
4. Neighborhood meeting information
5. Letters of support/petitions
6. Letters of opposition
7. Photos



## Vicinity Map

UP09-0036

Vien Minh Buddhist Temple

CITY OF CHANDLER 7/8/2009



## Vicinity Map



UP09-0036

**Vien Minh Buddhist Temple**



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CITY OF CHANDLER 7/8/2009

## Use Permit attachment for 285 N. Comanche Drive

We are requesting a Use Permit so that the referenced property may be used as a Buddhist temple and as a residence for two to three nuns. Its activities will include worship services, religious education and pastoral counseling.

The property is a single family house in a residential neighborhood two blocks north of Chandler Blvd and between Alma School Rd. and Dobson Rd. Some changes have been made to the interior to facilitate its use as a Buddhist Temple. These changes included opening up two of the bedrooms so that they became part of the living room and now this combined area is used as a shrine room which is where Sunday worship services are held.

This home was originally built in 1968 and was purchased by the current owner in November of 2005. It has functioned as a house of worship since Feb. of 2006.

After the interior changes, there is now one bedroom, a kitchen, two bathrooms, a storage area and a small eating area next to the kitchen. The patio roof and patio have been extended so that people can sit back there.

We have received approval, pending proof of liability insurance, from the Chandler Unified School District to lease parking at the Erie school which is only about one and a half blocks from our temple. This parking will accommodate any and all people attending services at the temple.

The outside of the house will remain unchanged and is compatible with the surrounding homes. Landscaping is gravel with some flower gardens and shrubs. There are two Buddhist statues in front of the home.

There is a small building in the backyard. It was originally used as a workshop and this has since been converted to a memorial hall without changing its outward appearance. Photographs of deceased members are posted there and people may offer incense and prayers to their ancestors.

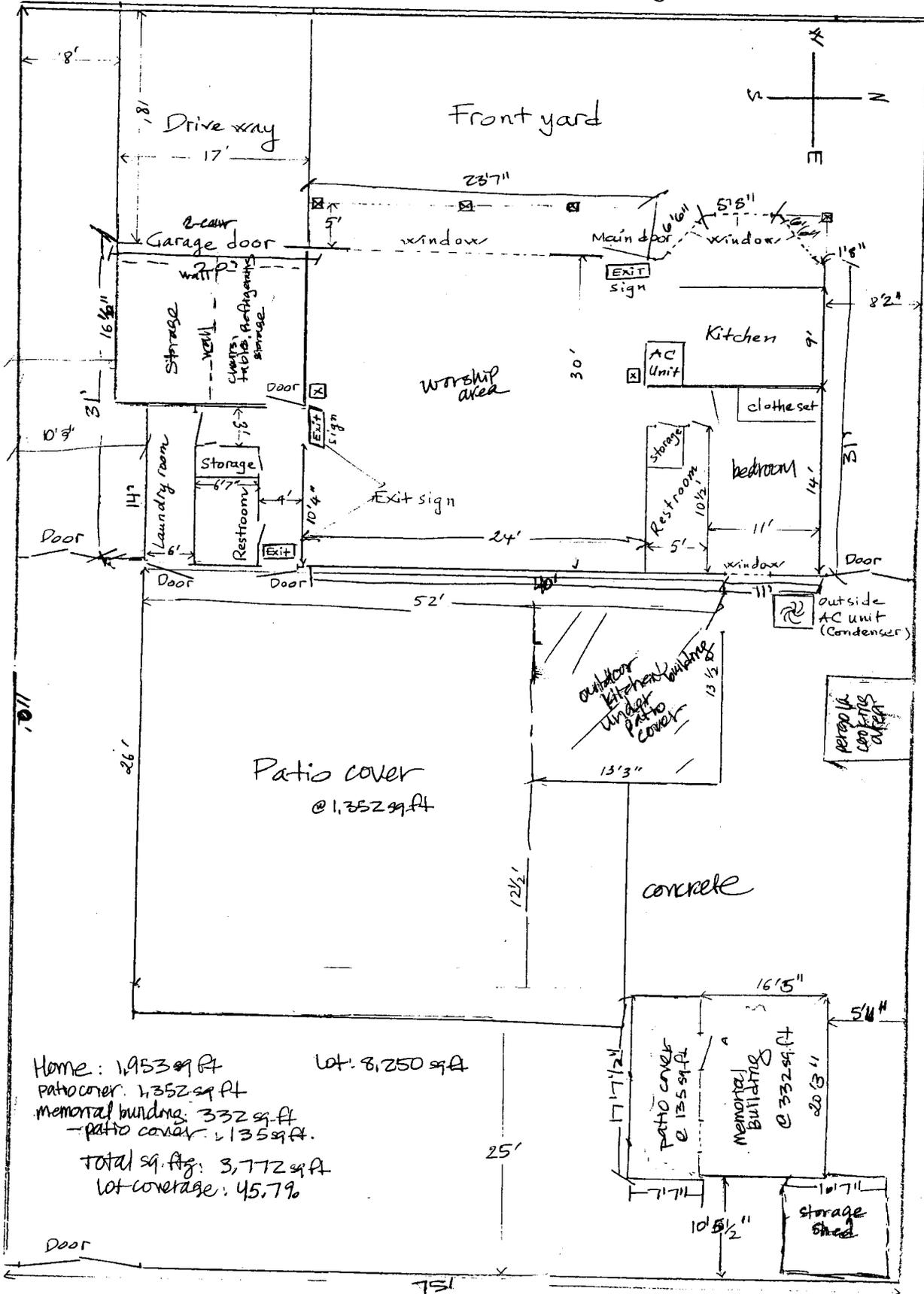
The temple will be open seven days a week from 9:00 am to 11:00 am and from 5:00 pm until 7:00 pm, but if someone for family need us then we willing to help in any time. These hours are to accommodate people who wish to visit the nuns for pastoral counseling, to pray or just to socialize. There is one organized service per week on Sundays from 10:00 am to 12:00 pm. There normally three major celebrations each year in May, August and January. These are held on Sundays and become part of the Sunday service.

On a typical Sunday there are usually 20 to 30 people who attend the worship service.

There are no employees. The nuns receive no salary and have taken vows of poverty and celibacy. They exist solely on donations from our members. They receive help for various tasks around the temple from volunteers.

There are no events that involve live music or entertainment of any sort.

to Chandler Blvd ← Comanche Drive (Existing street) → to Erie St



Home: 1,953 sq ft      Lot: 8,250 sq ft  
 patio cover: 1,352 sq ft  
 memorial building: 332 sq ft  
 - patio cover: 1,352 sq ft  
 Total sq. ft: 3,772 sq ft  
 lot coverage: 45.7%

Alley  
 Building Floor Plan of 285 Comanche Drive  
 Chandler, AZ 85224

## Vien Minh Buddhist Temple

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285 N. Comanche Drive  
Chandler, Arizona 85224

July 23, 2009

Ms. Jodie M. Novak, MEP  
Senior City Planner,  
Planning & Development  
Current Planning  
City of Chandler  
215 E. Buffalo St.  
Chandler, AZ 85225

**Subject:** UP09-0036 Vien Minh Buddhist Temple, 285 Comanche Drive neighborhood meeting.

Dear Jodie:

The meeting was held last night at 5:30 pm in room 205 of the Community Center. Five people attended the meeting and all signed the register with their address and telephone number.

The five people attending were:

1. Marisa Dawson
2. Kevin Hartke
3. Delia Alvarado
4. Crystal Ochoa
5. Nicole Ochoa

We started by providing an overview of the temple and its planned operation. This was supplemented with a written overview. We then asked for questions and or comments. After our discussions we asked the attendees to write down their feelings. Three of the five people present did so. The overall reaction was positive.

Marisa Dawson was the only person who had anything negative to say but her complaints had more to do with traffic problems in the past. After our discussions she expressed support for the temple so long as traffic did not once again become a problem. She did ask if there had been any studies that showed the impact of a religious organization in a residential neighborhood especially relative to property values. I told her I wasn't aware of any but if you know of any she would be interested hearing about them.

Kevin Hartke was interested in the number of people attending services and we told him about thirty. We also indicated that the city would most likely set a maximum occupancy number. Kevin, while a neighbor, is also associated with the city and I think because of that did not leave any written comments.

There were a couple of questions which we could not answer:

- Will the zoning change?
- Can they be notified of the City Council meeting date which will discuss our Use Permit application?

We are enclosing copies of the following:

- The registration page.
- Written commentary by three of the five attendees.
- A written overview of the temple and its operation, which was a handout at the meeting.
- Copies of letters we received from people who were on the mailing list for the neighborhood meeting. All of these were favorable.

The reaction of the neighbors has been for positive, both from the attendees and as reflected in the letters we have received.

Sincerely,

Venerable Dao Chuan  
Vien Minh Buddhist Temple

**SIGN IN SHEET OF NEIGHBORHOOD MEETING FOR  
VIENMINH BUDDHIST TEMPLE: 285 N. COMANCHE DRIVE  
CHANDLER, AZ 85224**

**Date:** Wednesday, July 22, 2009

**Time:** 5:30 PM

**Location:** Down town Chandler Community Center Building  
125 E. Commonwealth Ave., Room # 205

Name	Address	Telephone number
MARISA L DAWSON	325 N. Comanche Dr Chandler Az 85224	480-229-0345
Kevin Hartke	536 N Apache 85224	480 363 4433
Delia Alvarado	229 N. Comanche Dr	480-664-3444
Crystal Ochoa	229 N. Comanche Dr	480-664-3444
Nicole Ochoa	229 N. Comanche Dr.	480-664-3444

Buddhist temple at 285 N. Comanche

Karen Gilliam

to:

jodie.novak

08/19/2009 10:35 AM

Show Details

Hi Jodie

We have lived at our house at 1248 W. Toledo for over 40 years.

These are good people and an asset to the neighborhood. The house is very well maintained, unlike some houses on the street.

As far as parking, there should be no objection for parking on the street. Many are taken up by the apartments. The neighborhood is next to the ball park and people park in front of our house during games. In fact, the temple people can park in front of our house.

Thank you,

Karen and Bob Gilliam

The neighborhood meeting held on  
7/22/09. For the permit for property  
285 Comanche Dr. Chandler.

I'm for it. I enjoy having them  
in my neighborhood.

Delia Alvarado  
229 N. Comanche Dr.,  
Chandler, AZ 85224  
480-664-3444

Re: 285 Comanche Dr., Use Permit

7/22/09

- The only previous issue was parking now that there is a received approval from CURD, I see no issue.
- The property of the current location of the temple has been very maintained.
- I see having a temple in the neighborhood, a benefit for the community
- It seems to me that everything has been thought out thoroughly; the parking, times the temple will be open, and the occupancy.

Crystal Ochoa

229 N. Comanche Dr.

Chandler, AZ 85224

480-664-3444

7-22-09

Marisa Dawson

Having Experienced first hand the volume of Traffic & the complete disregard for the rules & regulations & Building codes in the past all has been fixed & ~~the~~ Traffic to drop off Folks: will hopefully be addressed the quality of the neighborhood is not affected in the negative. it has improved due to the niceness of the landscaping 😊

I want the value of my house not to be affected by the potential of the impact of the rezoning of the single Residence to a Temple.

If there is an impact study done on other situations like this I would like to know what those are. does it even get rezoned? does it reflect if I sell my home.

Laurie Lindsey  
49 N. Comanche Dr  
 Chandler AZ

June 29, 2009

TO Whom it may concern

I Live to the left of the home in question  
The Sisters have been my neighbor for over 3 years  
and I could not ask for better people to live next  
to. They are a very polite people that don't cause any  
harm to any one. they are very polite and will ask  
before causing any problems.

The people that visit them are also  
nice and courteous. I feel safe in my home with  
the sisters living next door. when they moved in  
I gave them permission to park in my driveway  
when I'm not in and on weekends.

I could not of chosen better people to live next to.

Laurie Lindsey  
602-565-1839

7/7/08

Home owners of 1239 W Toledo St Chandler AZ 85224  
480-656-6399 + 602 703 5570

We do not have any issues of these good people making their home into a temple. As Citizens of the U.S.A, we feel they have the right to use their home as a religious center.

Sincerely

Alyce Watkins - Alyce Watkins

Roxanne Denae - Roxanne Denae

Laverne Lindsey  
299 N. Comanche Dr  
Chandler Az

June 24, 2000

TO Whom it may concern

I Live to the left of the home in question. The sisters have been my neighbor for over 3 years and I could not ask for better people to live next to. They are a very quiet people that don't cause any harm to any one. They are very polite. And will ask before causing any problems.

The people that visit them are also nice and courteous. I feel safe in my home with the sisters living next door. When they moved in I gave them permission to park in my driveway when I'm not in and on weekends.

I could not of chosen better people to live next to.

Laverne Lindsey  
602-565-1839



**INTERNATIONAL SANGHA BHIKSHU BUDDHIST ASSOCIATION**

**VIÊN-MINH Temple**

**285 N. Comanche Drive, Chandler, AZ 85224-4310**

**Tel: (480) 812-8810 or (480) 567- 2960**

**Email: [vienminhaz@yahoo.com](mailto:vienminhaz@yahoo.com)**

**EIN: 20-4150985**

May 10, 2009

Chandler City Planning Commission  
PO Box 4008  
Chandler, AZ 85244-4008

**RE:** Petition to Chandler City Planning Commission.

To whom it may concern:

Enclosed is a petition requesting the Chandler City Council to allow the Tinh Xa Vien Minh Buddhist Temple to continue to host weekly prayer services on Sunday mornings as we have done for the last 3½ years. We have always been a good, quiet neighbor and supporter for our local, state and federal government.

We are a poor and small religious institution supporting the Vietnamese language Buddhists here in the east valley. Our Sunday prayer services provide our people with a place to gather to pray and to support each other, especially in these hard economic times.

This temple is a place for our nuns to provide religious instruction and counseling for our temple members. The nuns exist solely on member's donations.

We understand that there is a parking problem in our neighborhood, so we are working with local businesses and a school to alleviate the parking congestion in order to be good neighbors. Please accept our petition and support our desire to continue to provide our prayer services to our constituents throughout the east valley.

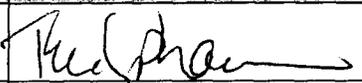
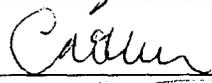
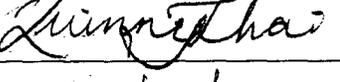
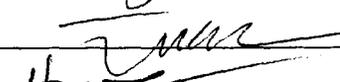
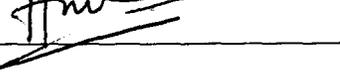
Thanking you in advance for your consideration.

Sincerely,

Ven Thich-Nu-Lien-Thuy

# Petition to allow the Chandler Buddhist Temple to hold Sunday prayer services

<b>Petition summary</b>	This petition is to request the Chandler City Council to allow the Chandler Tinh Xa Vien Minh Buddhist Temple to host weekly prayer services on Sunday mornings as they have for the last 3½ years. This is a poor religious institution, the only Vietnamese language Buddhist Temple in the east valley, providing its constituents with a place to gather to pray and support each other.
<b>Background</b>	A complaint was made in February of this year by a local resident regarding the number of cars that were parking on the streets in the neighborhood. The members of the Buddhist Temple agree not to park on the streets in the neighborhood and have arranged for parking at <u>business parking</u> In order to address the concern of the neighbors.
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge our leaders to allow the Tinh Xa Vien Minh Buddhist Temple to host weekly prayer services on Sunday mornings at 285 N. Comanche drive, and we agree not to park on the street in the neighborhood.

Printed Name	Signature	Address	Comment	Date
Trinh Thom		4531 E. Baseline Rd Gilbert, AZ 85234		5/10/09
YNHI CAO		2433 W. MUSKET way CHANDLER AZ 85286		5/10/09
PAUL CAO		840 W MADRID LN CHANDLER AZ 85226		5/10/09
THUC MAI		4427 E REDWOOD LN PHOENIX - AZ-85048		5/10/09
Quinny Thai		1825 W Ray Rd. #2068 CHANDLER, AZ 85224		5/11/09
HUEN DO		2461 E. JADE DR CHANDLER, AZ 85286		5/30/09
NGOC-DUONG		330 N. COMANCHE		5/30/09
TUAN LAM		CHANDLER AZ #16		5/25/09
HUNG NGUYEN		890 W FOLLEY ST CHANDLER AZ 85228		6/21/09





Printed Name	Signature	Address	Comment	Date
HUY NGUYEN		701 <sup>S</sup> Dobson 359	480 -	6-6-09
VAN DANG		-	-	-
Ng Van Tran		12766 <sup>E</sup> ELLIS <sup>Dr</sup> 85282	480-820-3486	6-6-09
Nguyen Tan		"	"	6-6-09
Ngoc Loan		930 <sup>S</sup> Dobson # 24	408-644-1622	6-6-09
Nguyen T. Thuong		"	"	6-6-09
Vuong Mao			480 - 704 - 2111	6-6-09
Pham To Nga			480 - 838 - 6321	6-6-09
Pham Van Dat			"	6-6-09
Lê Tri'		1640 <sup>W</sup> ORCHID <sup>Ln</sup> A2 85324	480-857-3356	10-6-09
Nguyen Chông		-	480-857-3356	10-6-09
Lê Văn Hoàng			480-496-9874	10-6-09
Ng. Thi Phôi			480-496-9874	10-6-09
Trần Văn Hai			480-964-5655	10-6-09
Ng. Lê Thị Vui			480-964-5655	10-6-09
Tuyên Phạm			480-496-9874	10-6-09

Printed Name	Signature	Address	Comment	Date
Nghi Luong Hunk		405 S. Galaxy Drive Chandler AZ 85226		5/10/09
CRISTAL LUONG		3492 E PINELOT WOOD AVE GILBERT, AZ 85298		5/10/09
STEPHANIE LUONG		3492 E Pinot Noir Ave Gilbert, AZ 85298		5/10/09
THO NGUYEN		4871 W. Flint St. 85226	(480) 961-3613	5/10/09
Tammy Le		Phx AZ 509 W Oregon Ave 85013	<del>602-2</del>	5-10-09
Dave Hoang		2058 Mesa Apt B A2 85210	480 297 2196	5-10-09
Binh Hoang		2106 E CRESCENT PL Chandler, AZ 85249	(480) 307-5103	
Nhew Nguyen		id:	(480) 307-5703	
LINDA PHAN		801 S MEADOWS	480-215-5929	5/11/09
DUC BUI		Chandler AZ 85224 7317 W VOLTAIRE 85201	(623) 334-3077	5/10/09
KIM TRAN		1526 E. Hearne Way 85234	(602) 410-5004	5/10/09
KIM THU TRAN		936 E Lodgepole Dr	(480) 227-4512	
Thung Cao		Chandler 891 S. Meadows Dr 85224	(602) 695-8611	5/16/09
MIKE GIANG		2620 W. N. (for road RD)	602-276-0757	5/10/09
Quynh Nguyen		3816 N 11 <sup>TH</sup> AVE	(602) 277-6928	5/10/09
anh le		710 W. Kent PL, CHANDLER	480-917-4634	5/10/09
Truong Thanh		710 W. Kent PL	480-917-4634	5/10/09

Printed Name	Signature	Address	Comment	Date
YOSI ISHII		5509 E. Glendale #25		5/6/09
MAI BUI		8781 S. Mill Ave.	480-730-9720	5/10/09
THOMY BUI		8781 S. Mill Ave.	480-730-9720	5/10/09
Thanh Nguyen		425 W. Midland Ln	480-632-0018	5/10/09
Thao Hoang		2384 W. Weatherby Way	480-821-5983	5/10/09
Anh Dao		9206 S. Stanley Pl.	480-491-4133	05/10/09
HUNG CHO		4213 E. AVALON DR/PHX	480-329-1111	5/10/09
Veronica Carrillo		750 W. Baseline <sup>Tempe</sup> AZ	480 433 9100	5/10/09
Philip Timson		3914 W. Elliv St Phoenix AZ 85041	480-390-9050	5/10/09
TOM PAYSON		<sup>Tempe, AZ</sup> 2040 E. HOWE AVE 85281	480-326-0156	5/10/09
BEN BRISSTAM		<sup>Chandler</sup> 819 S JAY AZ 85225	480. 203-2799	5/10/09
THUOC CHO		<sup>PHX</sup> 4213 E. AVALON DR 85018	480-388-2112	5/10/09
JOHN TRAN		8744 E Thunder Hill pl Phoenix AZ 85048	480-759-5139	5/25/09
Kim Hoa Phung		8123 E Roosevelt St Scottsdale AZ 85257	480-949-5251	5/30/09
KIM BUNG TRAN		15206 43 St Phoenix AZ 85048	480-759-2905	5/30/09
Lê Mạnh Tri		1640 W ORCHID lane CHANDLER AZ 85224	480-857-3356	5/30/09
Trần-Lê Văn		1640 W. ORCHID lane CHANDLER AZ 85224	480-857-3356	5/30/09

Printed Name	Signature	Address	Comment	Date
THU TRINH	Thutrink	1500 636-8986 1311 E. FOLLEY PL. CHANDLER AZ 85225		05/10/09
CUC KIM LY	[Signature]	14234 N. 46TH AVE GLENDALE, AZ 85306		5/10/09
LIEN NGUYEN	[Signature]	1972 E SHANNON ST CHANDLER AZ 85225		5/10-09
TIN NGUYEN	[Signature]	3917 W PALOUER 85019	(602) 810-7675	5/10/09
Kimian Nguyen	[Signature]	40777 W Irene Rd Maricopa AZ 85038	(520) 494-7162	5/10/09
Quang Phan	[Signature]	119 N. OAK ST., APT. C GILBERT, AZ, 85233	(408) 887-7697	5/10/09
CONG NGUYEN	[Signature]	525 S. CAMELIA DR CHANDLER, AZ 85225	(480) 706-5021	5/10/09
THAO NGUYEN	[Signature]	525 S. Camellia Dr. Chandler, AZ 85225	(480) 307- <del>4945</del>	5/10/09
Anh Thoa	[Signature]	5723 W. Grand Blvd. AZ 85226	(480) 940-3391	5/10/09
TRUNG BUI	[Signature]	4311 E Redwood Ln PHX AZ 85048	(602) 384-4198	5/10/09
Linh G Son Nguyen	[Signature]	3518 W Tyson ST CA AZ 85226	(480) 365-9278	5/10/09
Frank Anderson	[Signature]	5402 E Windsor. PHX 85118	602 431 6699	5-10-09
Kim Le	[Signature]	4616 N 94th Lane PHX AZ 85037	-	5-10-09
Trang NGUYEN	[Signature]	1672 S. Boulder. ST GILBERT. AZ. 85295	(480) 338-7486	5-10-09
Trinh Phan	[Signature]	1551 S COLE DR GILBERT AZ 85296	(480) 678-0072	5-10-09
Phuong Nguyen	[Signature]	1652 W BUTLER W AZ 85224	(480) 326.8168	5.20.09
Thy NGO	[Signature]	1661 S 38th way 85248	(602) 8095038	5.31.09

Printed Name	Signature	Address	Comment	Date
YEN NGOC LAM		16219 S RESERVE DR PHX, AZ 85045	480 - 907 - <del>6868</del>	5-10-09
DUNG NGUYEN		7124 W. Forest ave Phoenix, AZ 85043	602-330-1081 L	5-10-09
HANG PHAN		465 N. Williams, A28325	510 - 846 - 0352	5/10/09
TUNG LY		5057 E. ELLIST RD	480 - 783 - 9730	5/10/09
THANG THAO		21807 N. CELTIC AVE	480 - 334 - 9182	5/10/09
Dung Huynh		465 N. WILLIAMS ST,	510-846-5728	5/10/09
Jenny Q Phan		43 S. Hamiton St, Chandler	(602) 363.7686	5/10/09
Khang Huynh		833 W. Elgin, A285225	510 - 846 - 0352	5/10/09
Nghi Huynh		833 W. Elgin A2 85225	510 - 846 - 0352	5/10/09
NGA PHAN		2960 Rhodsteel, CA 94601	408 - 207 - 5298	5/10/09
QUANG PHAN		465 N. Williams, A2 85225	408 - 887 - 7698	5/10/09
NGA TRUONG		16625 S 44 <sup>th</sup> PLACE	480 - 759 4707	5-10-09
HUNG NGUYEN		3250 E Tonto Court Gilbert 85298	480 274 - 2867	5-10-09
MAI NGUYEN		3250 E Tonto Court Gilbert 85298	480 274 - 2865	5-10-09
Ngoc Nu Nguyen		753 W. Grove Circle Mesa, AZ 85210	480 464 - 5902	5/29/09

Printed Name	Signature	Address	Comment	Date
TIEN THI DANG		102 S. 24th St Phoenix AZ 85034	yellow car	5/10/09
Hong T. Stevens		1370 N. MURPLE WOOD ST Chandler AZ 85224	yellow car	5/10/09
Thao Phan		7124 W. Forest Grove		5/10/09
Dung Nguyen		Ave Phoenix, AZ 85043		
Truc Ngoc		3034 W ROSE LN PHX AZ 85018		5/10/09
DIEP NGUYEN		1501 E. Treasure Cove	489-507-0696 - yellow car	5/10/09
KIM TRAN		5930 E. ENROSE CIR. NEA, AZ 85021	(480) 985-6159	5/10/09
Kingem Bui		3838 W Altadena	602-843-2447 Phoenix, AZ 85029	5/10/09
Hoaly Broadway		1541 W. Blue Ridge Way	Chandler AZ 85248	5-10-09
Mike Broadway		"	"	"
Thuân Trinh		"	"	"
Cayden Broadway	"	"	"	"
FIONA HONG		4611 S. ANVIL PL Chandler	"	"
NGUYEN HOANG		"	"	"
NGOC NHA B		7919 W Chickasaw St	Phoenix AZ 85042	5.10.09
TON THAT HOANG	"	"	"	"
TISN THAT HOANG	"	"	"	"

Printed Name	Signature	Address	Comment	Date
Hang Vo	havo	1864 S. Elmarino <sup>mesa</sup> AZ 85202	Tel 480-968-0674	5/10/09
An NGUYEN	<del>Quyen</del>	84 W <sup>GOLF FINCH WAY</sup> Chandler, AZ 85286	(480) 855-3078	5/10/09
CUONG PHAM	<del>Quyen</del>	9625 N. 10th <sup>PHOENIX, AZ 85021</sup>	602) 368-4628	5/10/09
LOC LAM	LN	7012 E. Milagro Cir Mesa, AZ 85209	480-209-8158	5/10/09
YEN TRAM	<del>Yen</del>	1208 S. Palomino Creek	480-782-1171	5/10/09
HUNG MA	Hma	16814 S. 44th <sup>PLAZA</sup>		5/10/09
LAN NGUYEN	Xuanlan	4225 E. REDWOOD LN <sup>AZ</sup> P. 85048	480-470-0287	5/10/09
UYEN TRANG Mai	uyentrang	5639 N 34th AVE	602-327-5416	
Lin Aale				
Quang Huynh	<del>Quyen</del>	Chandler, AZ 85286 1433 W. Wackerly Way	480/814/8025	5/10/09
AN DAO UO	An Dao	7317 W. VOLTAIRE, PEORIA	623-334-3097	5/10/09
THACH NGUYEN	Thach	2841 E. Lindrick Dr.	480-663-3564	5/13/09
Tam Le	Tam	5543 W. Orchid Ln	480-699-1278	5/28/09
Dec Pham	Dec	5543 W. Orchid Ln	480 699-1278	5/28/09
Carolynn Nguyen	Carolynn Nguyen	8428 S. Kenwood Ln. Tempe, AZ 85284	480-820-5483	5/28/09
Lien T. Nguyen	Lien Nguyen	3313 N. Apollo Dr. Chandler, AZ 85224	480-755-9882	5/28/09
Marilynn Ly	Marilynn Ly	8428 S. Kenwood Ln Tempe, AZ 85284	480-277-3561	5/28/09



**BLACK FARMS, INC.**

August 12, 2009

Ms Jodie Novak  
Senior City Planner  
City of Chandler  
P.O. Box 4008-Mail Stop 105  
Chandler, AZ 85244-4008

RE: Use Permit UP09-0036 Buddhist Temple

To Who It May Concern,

Black Farms owns several of the Condos within Six Hundred (600) feet of the proposed Use Permit. I do not have any problem with the Buddhist residing at 285 N. Comanche Drive, they are very quite and respectful.

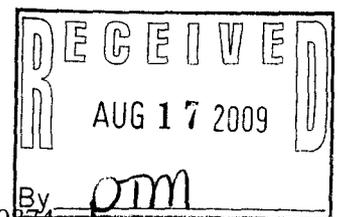
I am sure that you are aware of the traffic on Comanche it is a very busy because of the School on Erie, Fifty Condos, Apartments on Erie and Comanche, Sixteen Homes and the City Park.

Because of the traffic I cannot support the change of Single Family Zoning to a Use Permit for a place of Worship.

I hereby file a complaint concerning Use Permit UP09-0036.

Sincerely

Howard Black, President  
Black Farms Inc.



August 13, 2009

Ms. Jodie Novak  
Senior City Planner  
City of Chandler  
P.O. Box 4008-Mmail Stop 105  
Chandler, AZ 85244-4008

RE: Use Permit UP09-0036

To Who It May Concern,

The Saga II Home Owners Association has Twenty Two (22) Condos that pay a fee of \$150.00 per month to reside in the Association find it difficult to support the Use Permit stated above. We have spent considerable funds to improve the grounds and make the neighborhood more pleasing and comfortable for the members.

When most of the residents are home it is considerably difficult to find a place to park especially for our friends and visitors.

We've had several members complain about the amount of cars created by the Vien Minh Buddhist Temple particularly on Sunday.

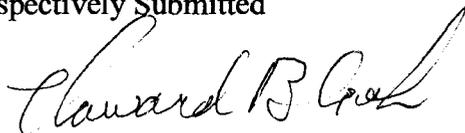
The Board of Directors has voted to file a complaint against the Use Permit UP09-0036.

This is not a typical residential street as the area has fifty (50) Condos that on the West side of the street that historically used the street for parking for residents, friends and visitors, if you put additional vehicles on the street on any day the congestions increases to a point that is not safe or desirable for the rest of the neighbor.

We want to point out that the number of Children in a Condo area is increased considerable more than a general residential area.

We respectively submit this letter, we find no fault with the people it is just a safety issue.

Respectively Submitted

A handwritten signature in cursive script, appearing to read "Howard Black".

Howard Black, Chairman  
SAGA I HOME OWNERS ASSOCIATION

August 13, 2009

Ms. Jodie Novak  
Senior City Planner  
City of Chandler  
P.O. Box 4008-Mmail Stop 105  
Chandler, AZ 85244-4008

RE: Use Permit UP09-0036

To Who It May Concern,

The Saga II Home Owners Association that has 28 Condos that must pay a fee of \$100.00 per month to reside in the Association finds it difficult to support the Use Permit stated above. We have spent considerable funds to improve the grounds and make the Neighborhood more pleasing and comfortable for the members.

When most of the residents are home it is considerably difficult to find a place to park especially for our friends and visitors.

We have had several members complain about the amount of cars created by the Vien Minh Buddhist Temple particularly on Sunday.

The Board of Directors has voted to file a complaint against the Use Permit UP09-0036.

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We want to point out that the number of Children in a Condo area is increased considerably more than a general residential area.

We respectfully submit this letter, we find no fault with the people it is just a safety issue.

Respectively Submitted

A handwritten signature in cursive script that reads "Howard Black".

Howard Black, Chairman  
SAGA II HOME OWNERS ASSOCIATION







