



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:** Arturo Cervantes, Senior Planner  
**Date:** September 7, 2023  
**Subject:** Planning Application PA23-0052  
**Location:** 12421 and 12381 Newport Ave, Santa Ana, CA 92705  
**Zoning:** S North Tustin

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OC Development Services/Planning Division requests the Committee’s review and comments on a Use Permit request.

Planning Application PA23-0052 requests approval of a Use Permit application to allow for the Fairmont School, located at 12421 Newport Avenue, to expand their use as an educational institute into the adjacent Christian Science Church, located at 12381 Newport Avenue, increase the enrollment capacity from 320 to 420 students, and make interior modifications to the existing school and church buildings.

As part of the request, minor interior modifications and site improvements will be made to the existing school and church buildings. The school’s multipurpose room and the church’s Sunday school classroom will be reconfigured into 6 additional classrooms, increasing Fairmont School’s total classroom count to 23. The church sanctuary will be repurposed into a performing arts room with a stage, and the restrooms will be upgraded for ADA compliance.

Additional onsite improvements will include the installation of a 6’ high perimeter open fence with pedestrian and automatic vehicle gates, new signage, an upgraded path between the two buildings for ADA access, reconfiguring ADA parking at the church facility, and the installation of landscape and hardscape throughout the site.

The two lots will be merged under single ownership and no new buildings are proposed.