
MEETING MINUTES

North Tustin Advisory Committee (NTAC)
Wednesday, September 20, 2023
7pm @ Tustin Unified School District boardroom

I. CALL TO ORDER / FLAG SALUTE

Peter Schneider called the meeting to order at 7:03 PM with the flag salute led by Pat Welch.

- *NTAC members in attendance:* David Feldberg, Kendra Carney Mehr, Peter Schneider, Pat Welch, and Dessa Schroeder.
- *County of Orange attendees:* Arturo Cervantes;

II. APPROVAL OF THE MINUTES FROM PREVIOUS MEETING

David Feldberg made a motion to approve the minutes from the July 19, 2022 meeting. Pat Welch seconded the motion. The committee then voted to approve the minutes with all in favor.

III. COMMITTEE BUSINESS

No committee business was discussed.

V. NEW BUSINESS

Item #1

Project: Project: PA23-0097 Site Development Permit for Over-Height Fencing

Owner: Rick Dellar

Agent: Josh Myers (Everfence Corporation)

Location: 10530 Brier Lane (APN: 503-091-29)

Proposal: A Site Development Permit to propose a 7.5 foot perimeter fencing at 10530 Brier Lane (APN: 503-091-29). The project site is zoned E4-20000 and is currently vacant.

The Committee members reviewed the site plan provided. The Committee questioned how the owner intends to prevent blight and encouraged ongoing communication with neighbors.

David Feldberg moved that the Committee approve the Tentative Parcel Map. **Pat Welch** seconded the motion. The remaining committee members present all voted in favor with the exception of **Dessa Schroeder** who abstained. Motion approved.

Item #2

Project: Project: PA23-0052 Use Permit for Expansion of an Existing Educational Institution

Owner: David R. and Stacey Jackson

Agent: Chad Jackson

Location: 12421 Newport Ave (APN: 401-191-02) and 12381 Newport Ave (APN: 401-191-25)

Proposal: A Use Permit to allow for the Fairmont School, located at 12421 Newport Avenue, to expand their operation into the adjacent Christian Science Church, located at 12381 Newport Avenue, expand the enrollment capacity from 320 to 420 students, and make interior modifications to the existing school and church buildings. The two lots will be merged under single ownership and no new buildings are proposed.

The following individuals provided public comment:

- Mark Donaldson and David Starr are local commercial property owners. They expressed concerns regarding the traffic and requested the County ensure the traffic flow is reviewed and improved for safety.
- George Jimenez, a neighbor, stated concerns regarding the existing number of students, any expansion to the number of students permitted, and the current traffic and safety issues relating to illegal U-turns at Newport Avenue and Vanderlip, illegal parking, and congestion.
- Zep (unsure of last name): A parent of three students at Fairmont school spoke in favor of the project and indicated his support for the new traffic flow proposed.
- John Sandoval: A neighbor, expressed concern regarding the danger of illegal U-turns, further concerned the fence proposed to surround the school will make the neighborhood look like a prison, and disputed the applicant's statements that they have worked with the neighborhood for expansion and improvements. Expressed further displeasure with the noise from the PA sound system and late music with a loud base.
- Dana Black: Stated the biggest problem with the school is there is already too much going on in a small area and expressed concern that the fence would not contain the play area and play things.
- Harold Dilbeck: A neighbor, complained that there was not enough information provided to the NTAC to make a reasonable decision. He further complained about the traffic, the noise, and the parking. He is also concerned that the school is leased to a property management company based in England and that the school might remove part of the church parking lot for a playground.

The Committee members received the comments and responses from the applicant. The County represented that a traffic study was still ongoing. Due to the number of concerns regarding the traffic and parking, the Committee asked for consideration of the item to resume upon completion of the traffic study.

Peter Schneider moved that the Committee table the request to recommend the modifications to the Use Permit until the November meeting of NTAC. **Kendra Carney Mehr** proposed a friendly amendment to table the item until such time as the County

determines the traffic study is in final form. **Peter Schneider** accepted the friendly amendment. **David Feldberg** seconded the motion. The remaining committee members present all voted in favor. Motion approved.

IV. PUBLIC COMMENT

None.

VII. ADJOURNMENT

David Feldberg made a motion to adjourn. **Pat Welch** seconded the motion. The remaining committee members present all voted in favor. Motion approved.

*Meeting notes compiled by Kendra Carney Mehr (Secretary)
September 22, 2023*