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ORANGE COUNTY
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MEMORANDUM

To: North Tustin Advisory Committee
From: Arturo Cervantes, Senior Planner
Date: October 4, 2023
Subject: Planning Application PA23-0052
Location: 12421 and 12381 Newport Ave, Santa Ana, CA 92705
Zoning: S North Tustin

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, allow for a reduction of required on-site parking, 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, upgrading the path between the two buildings for ADA access, reconfiguring parking for ADA vehicles, and installing new landscape and hardscape throughout the site.

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