

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

**WEDNESDAY,
August 27, 2025
1:30 P.M.**

COUNTY ADMINISTRATION NORTH BUILDING
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

TRUNG "JOE" HA
CHAIRMAN
First District

KEVIN RICE
VICE-CHAIR
Third District

MARIA CEJA
COMMISSIONER
Second District

JOHN KOOS
COMMISSIONER
Fourth District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Marissa Leahy

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

Supporting documentation is available for review in the Orange County Public Works office at, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

I. CONSENT ITEMS:

1. NONE.

II. DISCUSSION ITEMS

ITEM #1 UPDATED TRAFFIC ANALYSIS FOR FAIRMONT SCHOOLS, APPLICANT – CHAD JACKSON, PRESIDENT OF FAIRMONT SCHOOLS, LOCATION – 12421 AND 12381 NEWPORT AVENUE, SANTA ANA, SECOND SUPERVISORIAL DISTRICT

Staff will present an updated traffic analysis for the Fairmont Schools to meet “Condition of Approval – Traffic” for Use Permit PA23-0052.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

1. Receive and file the staff report as appropriate.

ITEM #2 SITE DEVELOPMENT PERMIT AND VARIANCE PA24-0040, APPLICANT – JOHN REED, PROPERTY OWNER, LOCATION – 30122 CANYON CREEK, TRABUCO CANYON (APN 856-041-22), THIRD SUPERVISORIAL DISTRICT

The applicant is requesting a Site Development Permit to permit an unpermitted existing single-family residence of 1,618 square feet with an attached 1,478 square foot 3-car garage and 677 square foot balcony and for a proposed future addition of 3,723 square foot to the unpermitted residence. The applicant is also seeking a variance to allow for 3,740 cubic yards of unpermitted grading activity that has occurred on the property where 3,000 cubic yard is the allowable grading threshold and a vertical change in grade of up to 16 feet from the natural grade where a vertical change in grade of no greater than 10 feet from the natural grade is allowed.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony as appropriate;
2. Find that the proposed project is statutorily exempt under California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a), which exempts residential development projects that are consistent with a specific plan for which an environmental impact report was certified after January 1, 1980. Final EIR No. 531, certified on December 10, 1991, for the Foothill/Trabuco Specific Plan is such a specific plan, and this proposed residential development is consistent with it;
3. Approve Planning Application PA24-0040, a Site Development Permit and Variance subject to the attached Findings (Attachment 1) and Conditions of Approval (Attachment 2).

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

At this time, members of Planning Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

VI. PUBLIC COMMENTS

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.

VII. ADJOURNMENT

The next meeting of the Orange County Planning Commission is tentatively scheduled for Wednesday, September 10, 2025, at 1:30 pm.