

**MINUTES OF THE REGULAR MEETING OF THE  
PLANNING COMMISSION  
ORANGE COUNTY, CALIFORNIA  
Wednesday, August 27, 2025, 1:30 P.M.**

COUNTY CONFERENCE CENTER  
400 W. Civic Center Dr, Multipurpose Room 101  
Santa Ana, California 92701

**TRUNG “JOE” HA**  
CHAIRMAN  
First District

**KEVIN RICE**  
VICE-CHAIR  
Third District

**JOHN KOOS**  
COMMISSIONER  
Fourth District



**MARIA CEJA**  
COMMISSIONER  
Second District

**DAVID E. BARTLETT**  
COMMISSIONER  
Fifth District

ATTENDANCE: Commissioners: Rice, Koos & Ceja

PRESENT: EXECUTIVE OFFICER Justin Kirk  
COUNTY COUNSEL Stephanie Clark  
SECRETARY Matt Ayers

PLEDGE OF ALLEGIANCE: Commissioner Koos, Fourth District Commissioner, led the assembly in the Pledge of Allegiance.

**I. CONSENT ITEMS**

**ITEM #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.

**Special Notes:**

Art Cervantes, Senior Planner, County of Orange Development Services presented this item and answered questions from the Commission. There were two public comments.

**Public Comments:**

- John Sandoval, resident, expressed his concern with parking signs and traffic during drop off and pickup times. Mr. Sandoval had one final suggestion for the school buses to take 17<sup>th</sup> street instead of Vanderlip.
- Chad Jackson, applicant representing the owner and school. Provided an update on signage. A new “No U Turn” sign has been placed on Vanderlip. Mr. Jackson also mentioned that they send regular messages to parents on where to drop off students and to obey traffic signage. Mr. Jackson answered questions from the Commissioners.
- Dennis Bilodeau, County Traffic Engineer, addressed the Commissioners with a traffic update on Newport and Vanderlip.

**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).

**Special Notes:**

Ilene Lundfelt, Planner, County of Orange Development Services presented this item and answered questions from the Commission. There were no public comments.

**Public Hearing:**

- No comments

**The following is the action taken by the Orange County Planning Commission:**

The motion to take the recommended actions set forth in the staff report for item #2 was made by Commissioner Koos. The motion was seconded by Commissioner Ceja. The motion was approved by a vote of 3:0.

APPROVE ☒  
DENIED ☐

OTHER ☐

UNANIMOUS ☒ (1) Ha: X (2) Ceja: Y (3) Rice: Y (4) Koos: Y  
(5) Bartlett: X

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

**III. EXECUTIVE OFFICER UPDATE**

- Next PC meeting in September will be to review BESS Ordinance. First meeting in November for item to go to Board of Supervisors.
- Do not expect a second meeting in September but do expect one meeting to be held in October.

**IV. COUNTY COUNSEL UPDATE**

- Ranch Hills, opposition has taken an appeal. Appeal will take around 1 to 2 years to go through appellate process.

**V. PLANNING COMMISSIONER COMMENTS**

- Commissioner Koos inquired about upcoming Planning Commission items.
- Commissioner Ceja thanked staff for their work.
- Commissioner Rice will be out of town the beginning of September.

**VI. PUBLIC COMMENTS**

- None.

**VII. ADJOURNMENT**

- Planning Commission meeting adjourned at 2:08 pm.