

April 20, 2026
Planning Commission Meeting
Public Comment

Item 5.1

A public hearing to consider a request to establish a Planned Unit Development (PUD) and subdivide a 2.02-acre parcel into 11 single-family homes at 647 N. Rancho Santiago Boulevard and finding of CEQA Exemption (ZC No. 1318, TTM No. 0052, CUP No. 3203, DR No. 5119, and MNSP No. 1137)

Hayden Beckman

From: [REDACTED]
Sent: Monday, April 20, 2026 9:47 AM
To: Angelo Huang
Subject: Tentative Tr Map 0052

This is the first time you received an email from this sender [REDACTED]. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

RE: 647 N. Rancho Santiago Blvd. 379-301-05

It is my understanding this property was originally approved for 6 or 8 new single family homes. The new request to approve the build of 11 two-story single family homes would possibly add to street parking along Rancho Santiago. This would not be good for any of the residence who live along Rancho Santiago or the surrounding housing tracts. Additionally there is a lot of traffic twice daily going to the Santiago Junior High. Many of the junior high kids walk by this property in the morning & after school.

I am against the approval by the City of Orange to allow the builder this change to 11 two-story single family homes.

Kathy Carlson
[REDACTED]
Orange, CA 92869 [REDACTED]

Hayden Beckman

From: tony song [REDACTED]
Sent: Monday, April 20, 2026 11:23 AM
To: Hayden Beckman
Subject: Written Comments (Public Hearing – April 20) & Request for Follow-Up

Caution: The sender name (tony song) is different from their email address [REDACTED], which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Dear Mr. Hayden Beckman,

I hope you are doing well.

My name is Chang Ho Baik, Pastor and President of Orange Hill Presbyterian Church, located at **681 N. Rancho Santiago Blvd, Orange, CA 92869**. Our church property is directly adjacent to the proposed development site at 647 N. Rancho Santiago Blvd, and we share a common property boundary.

Due to scheduling constraints, we will not be able to attend the Planning Commission public hearing on April 20, 2026. However, we would like to formally submit our comments in writing and respectfully request that they be included in the official record and considered during the review process.

1. Drainage and Soil Runoff

There is an existing issue of soil and stormwater runoff from the adjacent nursery during rainfall. We are concerned that grading changes and wall construction may worsen this condition. We request a drainage study, proper mitigation measures, and clear developer responsibility for any resulting damage.

2. Construction Dust and Noise

Construction activities may significantly interfere with church services. We request dust control measures, noise limitations, and advance notice of high-noise activities.

3. Weekend Construction Restrictions

Saturdays and Sundays are critical for church operations. We respectfully request that construction be prohibited on Sundays and limited on Saturdays.

4. Privacy and Potential Future Complaints

Two-story homes may overlook the church property and lead to future complaints regarding normal

church activities.

We request building orientation adjustments, landscaping buffers, and disclosure to future homeowners.

5. Palm Tree Safety and Liability

A large palm tree (approximately 10 meters in height) is located between the properties and may pose safety risks.

We request evaluation and ~~removal~~ removal, or a maintenance plan with clearly assigned liability.

6. Traffic Safety and Access Separation

The proposed access point appears to be very close to the church's main entrance, creating potential safety concerns.

We request adequate separation distance and appropriate traffic safety measures.

As a directly adjacent property owner, we kindly request the following:

- Confirmation that this email will be included in the official public hearing record
- Notification of the Planning Commission's decision
- Information on any conditions of approval related to our concerns
- Guidance on any further steps the church should take after the hearing

We sincerely appreciate your time and assistance, and we would be grateful for your follow-up after the hearing.

Thank you very much.

Sincerely,
Chang Ho Baik
Pastor, President
Orange Hill Presbyterian Church
Tel: 714-633-3104
Email: ~~chbaik@orangehillpres.org~~