



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY
3160 Airway Avenue Costa Mesa, CA 92626 (949) 252-5170 Fax (949) 252-6012

MINUTES OF REGULAR MEETING

JUNE 18, 2020

PLACE: John Wayne Airport Administration Building
Airport Commission Hearing Room
3160 Airway Avenue
Costa Mesa, California 92626

TIME: Regular Meeting called to order at 4:00 p.m. by Chairman
Gerald Bresnahan

COMMISSIONERS PRESENT: Stephen Beverburg, Gerald Bresnahan, Mark Monin,
Schelly Sustarsic via telephone
Alternate Commissioners Present: Tim O'Rourke via
telephone, Vern King

COMMISSIONERS ABSENT: Alan Murphy, Austin Lumbard

STAFF PRESENT: Lea U. Choum, Executive Officer
Jeff Stock, County Counsel via telephone
Julie Fitch, Staff Planner
Martha McCool, Recording Secretary

PLEDGE: Chairman Bresnahan led all present in the Pledge of
Allegiance.

APPROVAL OF MINUTES:

A motion to approve the minutes was made by Commissioner Beverburg and seconded by Commissioner Monin. Commissioners Sustarsic and Chairman Bresnahan voted for the approval of the minutes from May 21, 2020.

INTRODUCTIONS:

Gerald Bresnahan, Chairman, read various instructions regarding the the telephonic ALUC meeting and COVID-19 concerns. The public was given the opportunity to provide public comments, and no comments were submitted to staff.

NEW BUSINESS:

1. City of Costa Mesa: Request for Consistency Review of the One Metro West Mixed-Use Development at 1683 Sunflower Avenue

Julie Fitch, Staff Planner, presented the staff report for the City of Costa Mesa's proposed project of the One Metro West Mixed-Use Project. Ms. Fitch provided an overview of the proposed project and concluded her staff report by recommending the Commission find the proposed One Metro West mixed-use project and related General Plan Amendment and Zoning Code Change consistent with the *AELUP for John Wayne Airport*.

Ms. Fitch also reported that Mino Ashabi and Nancy Huynh with the City of Costa Mesa were present for the meeting and provided the Commission with a presentation packet of the proposed project.

Commissioner Beverburg commented that flyover history over the proposed project was not provided. He recommended that future residential projects include flight track information.

Commissioner Beverburg also asked City staff if residents of the proposed project would be given notice that they are located in close vicinity to an airport. Ms. Ashabi reported that as a condition of approval for the project the developer must disclose to the residents that an airport is in close vicinity to the residential development.

Chairman Bresnahan asked if the developer would like to speak. Brent Stoll, the applicant, was appreciative of the Commission hearing the project and indicated that he was happy to answer any questions they may have (via telephone).

Chairman Bresnahan called for a motion. Commissioner Monin made the motion to approve staff's recommendation. Commissioner Sustarsic seconded the motion. A roll call vote was taken and the motion was approved by a unanimous vote that the Commission find the proposed One Metro West mixed-use project and related General Plan Amendment and Zoning Code Change consistent with the *AELUP for John Wayne Airport*.

Chairman Bresnahan cautioned the City and the developer that helicopter overflight is prevalent over the project area and to expect noise complaints from the residents.

2. Administrative Status Report

Lea Choum, Executive Officer, spoke of the correspondence that includes JWA statistics for April 2020 as well as other correspondence to the City of Santa Ana, City of Buena Park and Newport Beach. Ms. Choum briefed the Commission on the correspondence with the City of Newport related to the Newport Airport Village project. Chairman Bresnahan indicated that the Commission would like to have flight track information for the review of the Newport Airport Village project.

3. **Proceedings with Consistent Agencies:**

Nothing new to report.

4. **Proceedings with Inconsistent Agencies:**

Nothing new to report.

5. **Items of Interest to the Commissioners:**

Commissioner Monin discussed the flight paths over the One Metro West project area and stated that he and the other Commissioners would like flight track information on all proposed residential projects.

6. **Items of Interest to the Public:**

Nothing new to report.

ADJOURNMENT:

There being no further business before the Commission, the meeting was adjourned at approximately 4:22 p.m.

Respectfully submitted,



Lea U. Choum
Executive Officer