



**AIRPORT LAND USE COMMISSION**  
**FOR ORANGE COUNTY**  
3160 Airway Avenue Costa Mesa, CA 92626 (949) 252-5170 Fax (949) 252-6012

**REGULAR MEETING OF THE  
AIRPORT LAND USE COMMISSION  
FOR ORANGE COUNTY**

**January 17, 2019**

**PLEASE NOTE LOCATION**

**TIME: 4:00 p.m. PLACE: John Wayne Airport**  
**3160 Airway Avenue**  
**SUBJECT: Regular Meeting Costa Mesa, CA 92626**  
**Airport Commission Hearing Room**

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**NOTICE**

PERSONS ADDRESSING THE COMMISSION ARE REQUESTED TO GIVE THEIR NAMES AND ADDRESSES FOR THE RECORD.

EXCEPT AS OTHERWISE PROVIDED BY LAW, NO ACTION WILL BE TAKEN ON ANY ITEM NOT APPEARING IN THE FOLLOWING AGENDA. THE RECOMMENDED ACTIONS STATED IN THE AGENDA ITEM OR UNDERLYING STAFF REPORTS SIMPLY REFLECT THE RECOMMENDATION OF THE COMMISSION STAFF AND THE DISCUSSION AND ACTION TAKEN BY THE COMMISSION MAY DEVIATE THEREFROM.

AT THE CONCLUSION OF THE MEETING ON ITEMS LISTED IN THIS AGENDA, MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION.

ALL SUPPORTING DOCUMENTATION IS AVAILABLE FOR PUBLIC REVIEW IN THE EDDIE MARTIN ADMINISTRATION BUILDING LOCATED AT 3160 AIRWAY AVENUE, COSTA MESA, CA 92626 DURING REGULAR BUSINESS HOURS, 8:00 A.M. – 5:00 P.M. MONDAY THROUGH FRIDAY. AGENDA ITEMS ARE ALSO AVAILABLE BY CALLING (949) 252-5170.

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**AGENDA**

**ORDER:**

**PLEDGE:**

## **APPROVAL OF MINUTES:**

### **Regular Meeting of November 15, 2018:**

Commissioners Present: Gerald Bresnahan, Stephen Beverburg, Alan Murphy, Schelly Sustarsic

Alternate Commissioners Present: Vern King, Tim O'Rourke

Commissioners Absent: Jeff Herdman, Jeff Mathews, Mark Monin

## **NEW BUSINESS:**

### 1. **City of Newport Beach**

The City is proposing development of a three-story, 85,000-square-foot senior convalescent and congregate care facility (i.e., memory care and assisted living as a State-licensed Residential Care Facility for the Elderly [RCFE]). The project site is approximately 1.5 acres and is located at the corner of Bristol Street and Bayview Place. The proposed development would contain 101 assisted living and memory care units (120 beds), ancillary uses, and subsurface parking. The units would consist of 42 assisted living studios, 27 assisted living one-bedroom units, 12 assisted living two-bedroom units, 13 memory care one-bedroom units, and 7 memory care two-bedroom units.

Staff recommends that the City adopt a condition of approval for projects located within the 60 dBA CNEL noise contour for JWA, requiring that signage be provided for designated outdoor common or recreational areas, informing the public of the presence of operating aircraft.

## **Recommendation:**

1. That the Commission find the City of Newport Beach Harbor Pointe Senior Living Project to be Consistent with the *AELUP for JWA* and the *AELUP for Heliports*, with the modification of noise mitigation measure NOI-4, and addition of a condition of approval requiring outdoor signage informing the public of the presence of operating aircraft.

### 2. **Administrative Status Report**

Receive and file memos regarding various administrative activities/issues, Commission correspondence sent/received, and pending project reviews.

### 3. **Proceedings with Consistent Agencies:**

Aliso Viejo (April 15, 2004), Anaheim, Buena Park, Costa Mesa (October 17, 2008), Cypress (August 16, 2001), Fullerton (June 17, 2004), Garden Grove, Huntington Beach, Irvine, Laguna Hills, Lake Forest (June 15, 2006) Los Alamitos, Mission Viejo, Newport Beach (2006), Santa Ana (December 18, 2008), Stanton, Tustin, Westminster, and County of Orange.

4. **Proceedings with Inconsistent Agencies:**

Laguna Woods (April 19, 2001) and Seal Beach.

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

Commissioners may comment on agenda or non-agenda matters, and ask questions of or give direction to staff; provided that no action may be taken on off-agenda items.

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

Members of the public may address the Commission regarding any item within the subject matter jurisdiction of the Airport Land Use Commission provided that no action may be taken on off-agenda items unless authorized by law.

**ADJOURNMENT:**

Next Regular Meeting: February 21, 2019