



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY
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MINUTES OF REGULAR MEETING

November 15, 2018

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
Bresnahan

COMMISSIONERS PRESENT: Gerald Bresnahan, Stephen Beverburg, Schelly Sustarsic,
Alan Murphy

Alternate Commissioners Present: Vern King, Tim
O'Rourke

COMMISSIONERS ABSENT:

STAFF PRESENT: Kari Rigoni, Executive Officer
Lea Choum, Staff Planner
Jeff Stock, County Counsel
Martha McCool, Recorder/Secretary

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

APPROVAL OF MINUTES:

The motion to approve the September 20, 2018 ALUC meeting minutes was made by Commissioner Alan Murphy and seconded by Commissioner Schelly Sustarsic. Commissioners voted unanimously for the approval of the minutes from September 20, 2018.

Introductions:

Chairman Gerald Bresnahan had the two new alternate commissioners introduce themselves. Tim O'Rourke is the alternate for Commissioner Monin. He has lived in Orange County for over 30 years, currently resides in Laguna Niguel and is retired from the LAFD. He is a pilot and has always admired JWA. Mr. Vern King was selected by Commissioner Stephen Beverburg. He is retired and has recently started to work part time with the City of Brea and is interested in flying.

NEW BUSINESS:

1. City of Anaheim Request for Consideration of the Beach Boulevard Specific Plan

Lea Choum, Staff Planner presented the Beach Boulevard Specific Plan (BBSS) Project submitted by the City of Anaheim. She explained proposed specific plan will guide the development of 283 acres along the Beach Boulevard corridor in the City of Anaheim within an approximate 1.5 mile segment of Beach Boulevard. The proposed project is bordered by the cities of Buena Park to the north and Stanton to the south.

The proposed project would allow for the development of vacant parcels and also the redevelopment of existing uses. The project would result in approximately 5,000 dwelling units and 2,000,000 feet of non-residential uses. The specific plan is divided into 9 development areas which include residential, office, commercial, mixed use, public recreational and semipublic uses.

This project was referred to the commission as it requires a General Plan amendment and Zone change, as well as adoption of a specific plan. The proposed project is located within the planning area for Joint Forces Training Base (JFTB), Los Alamitos.

This project was reviewed for compliance with *AELUP* issues. The project is located outside of the noise contours for JFTB, Los Alamitos. No noise attenuation measures were required.

Ms. Choum further discussed that the project area is located within the notification area of JFTB, Los Alamitos. The surface would be penetrated at 185.2 feet AMSL (Above Mean Sea Level). The proposed maximum building height for the project is 55 feet. With a

ground elevation of about 64 feet, the project would have an elevation of 119 feet AMSL and remain below the notification surface.

With respect to the FAA FAR Part 77 imaginary surfaces, this project is located under the approach surface for JFTB, Los Alamitos. Project building heights would be limited to 330 to 430 feet AMSL. With a maximum building height of 115 AMSL, this project would not penetrate approach surfaces. The specific plan also has special provisions for development areas. Accessory uses would be allowed to exceed maximum building heights by one story or 15 feet, whichever is lower. Exceeding maximum building heights would be subject to a conditional use permit. Even with the addition of 15 feet, the proposed maximum building height would not penetrate the approach or the notification surface for JFTB, Los Alamitos.

Ms. Choum also discussed that heliports are not part of the proposed project, but they are allowed within specific zones in the city. The General Plan addresses that proposed heliports would need to be in compliance with the *AELUP for Heliports*.

In terms of environmental compliance, an environmental impact report (EIR) was completed for the project. ALUC staff submitted comments to the city in October 2018. Upon review of the submittal package, staff recommended the Commission find the proposed Beach Boulevard Specific Plan Project Consistent with the *AELUP for JFTB, Los Alamitos* and the *AELUP for Heliports*.

After the staff presentation, staff introduced Gustavo Gonzales from the City of Anaheim Planning Department.

Chairman Bresnahan asked for clarification of the maximum height and the additional 15 feet for mechanical equipment with the issuance of a conditional use permit. Staff confirmed the conditional use permit would not come to the commission for consistency review but would be out for public notice. The ALUC does not typically see conditional use permits, only General Plan or Zoning Code amendments trigger ALUC review.

Chairman Bresnahan commented that the nearest residential area is 1.6 miles from the project area.

Gustavo Gonzales, Senior Planner/Project Manager with the City of Anaheim, thanked the Commission for the opportunity to hear this project. He stated the City of Anaheim has been working on this project for a long time and is looking forward to the positive impacts it will have in the community.

Commissioner Beverburg asked about the proximity to Fullerton Municipal Airport (FMA). Staff informed him it was not within the notification area for FMA. Commissioner Beverburg mentioned there is an instrument approach from Fullerton that goes through the Los Alamitos VOR and is concerned that it is close enough to trigger noise complaints from overflight. Mr. Gonzales commented that in his many years working for the City, he has not heard of any noise complaints in this area.

Commissioner Bresnahan confirmed there are no heliports or helistops associated with this project.

Chairman Gerald Bresnahan opened the floor for a motion on the project. Commissioner Beverburg moved the staff recommendation to find the proposed Beach Boulevard Specific Plan Project Consistent with the *AELUP for JFTB, Los Alamitos* and the *AELUP for Heliports*. Commissioner Alan Murphy seconded the motion. The motion was approved unanimously.

2. Administrative Status Report

Kari Rigoni, Executive Officer spoke on the various pieces of correspondence provided to the Commission. She referred to the JWA monthly statistics and the correspondence with cities on their environmental documents.

3. Proceedings with Consistent Agencies:

No issues

4. Proceedings with Inconsistent Agencies:

Staff continues to work with the City of Seal Beach to evaluate its General Plan in order to bring the City into consistency with the *AELUP for JFTB, Los Alamitos*.

5. Items of Interest to the Commissioners:

Kari Rigoni informed the Commission of the handouts provided to them. Per the last commission meeting, Commissioner Beverburg had inquired about an updated heliport exhibit. The exhibit was completed and given to the commissioners with the information provided by Caltrans Division of Aeronautics. The Caltrans website only includes hospital heliports. JWA staff requested a current list of permitted heliports. Although not available online, Caltrans provided the information and JWA staff produced the map.

Chairman Bresnahan asked staff if it was possible to show proposed project locations and building heights in relation to existing permitted heliports. He suggested adding the heliport information to a database to easily determine if a proposed project is in close vicinity to an existing heliport. Staff confirmed this could be developed.

Commissioner Beverburg commented that he remembered Caltrans stating there was no process to remove heliports from their listings and he noticed on the updated heliport exhibit that it does not show heliports he remembers the commission approving. Commissioner Beverbug suggested staff include a discussion on Caltrans deactivation process. when the *AELUP for Heliports* is updated. Staff will verify with Caltrans what their process is and will include it.

6. Items of Interest to the Public:

No items

ADJOURNMENT:

There being no further business before the Commission, the meeting was adjourned at approximately 4:23 p.m.

Respectfully submitted,



Kari A. Rigoni *for*
Executive Officer

