



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

MINUTES OF SPECIAL MEETING

September 30, 2021

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

TIME: Special Meeting called to order at 4:00 p.m. by Vice-Chair
Monin

COMMISSIONERS PRESENT: Mark Monin, Stephen Beverburg, Alan Murphy, Schelly
Sustarsic

Alternate Commissioners Present: Patricia Campbell via
telephone

COMMISSIONERS ABSENT: Gerald Bresnahan, Austin Lumbard (due to conflict of
interest)

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

PLEDGE: Commissioner Beverburg led all present in the Pledge of
Allegiance.

INTRODUCTIONS:

Vice-Chairman Monin read various instructions regarding the telephonic ALUC meeting and COVID-19 concerns. The public was given the opportunity to provide public comments. No comments were received.

APPROVAL OF MINUTES:

Vice-Chairman Monin called for a motion to approve the minutes from the September 16, 2021, Commissioner Sustarsic made the motion and was seconded by Commissioner Beverburg. Minutes were approved by all Commissioners.

NEW BUSINESS:

1. City of Tustin Request for Consistency Determination for the Housing Element Update

Julie Fitch, Staff Planner, presented the staff report for the City of Tustin's request for a consistency determination for the City's proposed Housing Element Update.

Ms. Fitch provided an overview of the proposed update and concluded the staff report by recommending that the Commission find the proposed Housing Element Update consistent with the *AELUP for JWA*.

Ms. Fitch reported that representatives from the City of Tustin were present, via telephone, for the meeting. For the City, Irma Huitron, Assistant Planning Director, and Erica Demkowicz, Senior Planner, were available for any questions.

Commissioner Murphy explained that this item was heard by the Planning Commission on September 14th and asked if there were any changes recommended by the Planning Commission.

Ms. Huitron stated that the Planning Commission met on September 14th and that any changes were already included in the submittal packet and included in the staff presentation. She stated that the Planning Commission's edits consisted of wording modifications and reiterated that the changes were minor, and were not in regards to the sites or number of units.

Vice-Chairman Monin thanked Ms. Huitron for further explaining the Planning Commission's modifications and asked if there were any other questions from the Commissioners. No other Commissioners had any questions.

Vice-Chairman Monin asked if there were any public comments. No public comments were made.

Vice-Chairman Monin called for a motion. A motion was moved by Commissioner Murphy and seconded by Commissioner Beverburg to support the staff recommendation. A roll call vote was taken. The Commission voted unanimously, 6-0, with Alternate Patricia Campbell voting on behalf of Chairman Bresnahan to find the Housing Element Update consistent with the *AELUP for JWA*, per the AELUP and PUC sections regarding noise, safety and compatible land uses listed in the staff report.

2. COVID DISCUSSION

Ms. Choum, Executive Officer, presented an update on the Governor's Executive Orders to revise teleconferencing requirements that are set to expire on September 30, 2021. As of September 30th, AB 361 would allow virtual meetings, but under certain circumstances. The purpose of this agenda item is for the Commission to discuss whether or not they would like to continue teleconferencing, or go back to in person only meetings. Ms. Choum explained that if the Committee chooses to allow for teleconferencing, the Commission would need to make special findings every 30 days and take a vote to teleconference for the next meeting. Ms. Choum explained that if ALUC does not hold a meeting and 30 days has surpassed, ALUC would not be permitted to teleconference at the next meeting, due to the inability to make special findings prior to the meeting.

Vice-Chairman Monin asked to confirm whether this was because ALUC does not hold a meeting every month.

Ms. Choum confirmed that ALUC does not receive project submittals for every month.

Vice-Chairman Monin asked County Counsel to confirm if ALUC would be permitted to teleconference under previous conditions such as posting notices on the door, sending notices, posting items on JWA website, etc.

County Counsel Jeff Stock, confirmed that ALUC can go back to in person meetings and that if the Committee agrees to teleconferencing, that ALUC would need to comply with AB 361 mandatory criteria upholding the new requirements. Mr. Stock explained that the Committee could set a meeting every 30 days, and even if ALUC does not have regular agenda items, that the one agenda item could be to discuss COVID and see if ALUC wanted to have future findings for the next meeting.

Vice-Chairman Monin addressed Ms. Choum and asked what would be most beneficial for staff.

Ms. Choum explained that due to the mandatory requirements for teleconferencing, in person meetings would be preferable.

Vice-Chairman Monin acknowledged the flexibility of teleconferencing, however prefers to go back to in person meetings.

Vice-Chairman Monin asked to hear from the other Commissioners.

Commissioner Murphy reiterated the flexibility of teleconferencing, however stated his preference for in person meetings and the benefits to the public and submitting proposals to the Commission.

Commissioner Sustarsic agreed that in person meetings are preferable as teleconferencing can be difficult to hear due to technical problems..

Commissioner Beverburg agreed that in person meetings are preferable. Commissioner Beverburg asked if ALUC could still do an open phone line. Commissioner Beverburg asked Mr. Stock to verify if that could be an option.

Mr. Stock explained that special findings would need to be made, and that if ALUC decided to set up teleconferencing, Brown Act remote teleconferencing rules would apply again that include providing details of your remote appearance and allowing your location to be open to the public.

Vice-Chairman Monin asked if there were any public comments. No public comments were made.

Vice-Chairman Monin called for a motion. The motion was made by Commissioner Beverburg and seconded by Commissioner Murphy. A roll call vote was taken. The Commission voted unanimously, 6-0, with Alternate Patricia Campbell voting on behalf of Chairman Bresnahan that the Commission agrees not to make special findings to allow for teleconferencing and return to in person ALUC meetings.

3. **Administrative Status Report**

Ms. Choum spoke of the correspondence that includes JWA Statistics for July 2021, Determination Letter from the City of Newport Beach – Housing Element Update and JWA’s Comment letter to the City of Newport Beach NOP of PEIR for Housing and Circulation Elements.

4. **Proceedings with Consistent Agencies:**

Nothing new to report.

5. **Proceedings with Inconsistent Agencies:**

Nothing new to report.

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

Ms. Choum wanted to acknowledge Ms. McCool for her diligent work as recording secretary for the past 4 years. Ms. Choum explained that Ms. McCool has accepted a promotional position with the County of Orange Public Works Division and that staff wanted to present her with a Certificate of Appreciation.

Ms. McCool accepted her certificate and took a photo with Vice-Chairman Monin.

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

Nothing new to report.

Next meeting is scheduled for October 21, 2021, but at this time no items have been submitted.

ADJOURNMENT:

There being no further business before the Commission, the meeting was adjourned at approximately 4:39 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Lea U. Choum". The signature is written in a cursive style with a long, sweeping underline.

Lea U. Choum
Executive Officer