



# **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**

**July 20, 2023**

**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 OR ONLINE AT [HTTPS://WWW.OCAIR.COM/COMMISSIONS/ALUC/](https://www.ocair.com/commissions/aluc/)

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**AGENDA**

**ORDER**

**PLEDGE**

## **INTRODUCTIONS**

## **APPROVAL OF MINUTES**

### **Regular Meeting of January 19, 2023:**

Commissioners Present: Gerald Bresnahan, Stephen Beverburg, Mark Monin, Austin Lombard, Schelly Sustarsic, Alan Murphy

Alternate Commissioners Present: Patricia Campbell, Gary Miller

Commissioners Absent: None

## **NEW BUSINESS:**

### **1. Election of Officers**

In accordance with Section 4.1 of the Commission's Bylaws, annually at the first regular meeting of the Commission held in May, the members of the Commission shall elect a Chairman and Vice Chairman to serve one year and until the election of their successors.

#### **Recommendation:**

Elect Chairman and Vice Chairman.

### **2. City of Newport Beach Newport Place Planned Community Amendment Related to Affordable Housing Percentage**

The City of Newport Beach is proposing an amendment to the Newport Place Planned Community Development Plan (PC-11) to revise the minimum affordability housing percentage for residential development within the Planned Community's Residential Overlay from thirty percent (30%) to fifteen percent (15%).

#### **Recommendation:**

That the Commission find the proposed Newport Place PC-11 Amendment consistent with the *AELUP for JWA* provided that none of the housing within the Residential Overlay will be located within the 65 dB CNEL noise contour for JWA, as currently required in the Newport Place PC, and that any future changes to the Newport Place PC-11 be brought back to ALUC for review.

Or

That the Commission find the proposed Newport Place PC-11 Amendment inconsistent with the *AELUP for JWA* per Sections 2.2.1, 2.1.2, 2.1.4 and PUC Section 21674.

3. **City of Santa Ana Related Bristol Specific Plan 3600 S. Bristol Street, DP No. 2022-31**

The City of Santa Ana is proposing a new Related Bristol Specific Plan for 3600 S. Bristol Street, DP No. 2022-31 to replace the existing zoning for the 41-acre area.

**Recommendation:**

That the Commission find the proposed Related Bristol Specific Plan inconsistent with the *AELUP for JWA* per Section 3.2.1. The proposed Related Bristol Specific Plan would allow buildings up to 25 stories and/or 285 feet which would penetrate the FAR Part 77 Horizontal Obstruction Imaginary Surface for JWA.

4. **Administrative Status Report**

5. **Status of Determinations of Inconsistency**

- a) City of Los Alamitos 2021-2029 Housing Element Update
- Found Inconsistent on January 19, 2023.
  - Received Notice of Intent (NOI) to Overrule on March 1, 2023.
  - ALUC provided comments on the NOI to Overrule on March 28, 2023.
  - Caltrans provided comments on the NOI to Overrule on March 29, 2023.
  - A study session regarding the ALUC Inconsistency Determination is scheduled for July 17, 2023, during the Los Alamitos City Council meeting. Comments were submitted to City Council on July 12, 2023.

6. **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.

7. **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: August 17, 2023