



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

September 21, 2023

- 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 Vice
Chairman Monin
- COMMISSIONERS PRESENT:** Mark Monin, Alan Murphy, Schelly Sustarsic
Alternate Commissioners Present: Patricia Campbell, Gary
Miller, Vern King
- COMMISSIONERS ABSENT:** Gerard Bresnahan, Steven Beverburg
- STAFF PRESENT:** Lea U. Choum, Executive Officer
Jeff Stock, County Counsel
Stephanie Clark, Assistant County Counsel
Innessa Zvulun, Recording Secretary
- PLEDGE OF ALLEGIANCE:** Vice Chairman Monin led all present in the Pledge of
Allegiance

Ms. Choum introduced Stephanie Clark, Deputy County Counsel, who has a background in Land Use Planning.

APPROVAL OF MINUTES:

On Commissioner Murphy's motion and Commissioner Sustarsic second, the Commission voted 4-0 to approve August 17, 2023, meeting minutes.

NEW BUSINESS:

1. City of Los Alamitos: City's 2021-2029 Housing Element Update:

Executive Officer Lea Choum presented the staff report. She stated that on August 21, 2023, the City of Los Alamitos held a public hearing to overrule the ALUC's January 19, 2023 inconsistency determination. The overrule requires a 2/3 vote which would mean four out of five City Council members would have to vote in favor of the overrule. With a 3-2 vote, the overrule failed. As a result, the ALUC may impose requirements on the City to submit all subsequent actions, regulations and permits to ALUC for consistency review until the City's General Plan is revised or until specific overrule findings are made pursuant to Public Utilities Section 21676.5.

Ms. Choum asked the Commission to consider adopting one of the three options described in the staff report:

- Option 1: Require the City to submit all development agreements and amendments, administrative use permits, conditional use permits, site development permits, tentative and vesting parcel and tract map, variances, and zoning consistency reviews to ALUC for review.
- Option 2: Require the City to submit the actions listed in Option 1, limited to Site 6 at 4655 Lampson Avenue; Site 7 Laurel Park APN 241-241-35; and Site 10 located at 5030-5084 Katella.
- Option 3: Take no action regarding submittal requirements.

Ms. Choum recommended that ALUC consider and discuss Options 1 through 3 and move to adopt one of the options, and to approve the draft letter attached to the staff report from ALUC to the City of Los Alamitos.

Ms. Choum mentioned that a comment letter from Cox, Castle and Nicholson was submitted. Mr. Stock commented that the letter has been reviewed by Counsel and that the discretionary actions for three options are legally supported. Two City representatives were present but did not provide comments.

The Commissioners discussed the options and Mr. Stock provided clarification. On a motion by Commissioner Murphy to approve Option #2, and a second by Commissioner Sustarsic, Commission voted 5-0 in favor of Option #2. On a motion by Commissioner Murphy and a second by Commissioner Sustarsic, the Commission voted 5-0 in favor of sending the letter to the City.

2. Administrative Status Report:

Ms. Choum summarized correspondences since the last ALUC meeting in August.

3. Status of Determinations of Inconsistency:

Ms. Choum provided an update on the Cities with inconsistent findings.

4. Items of Interest to the Public:

Newport Beach resident Mike Smith referred to an email he sent to ALUC on September 19th, and stated that he agreed with Patricia Campbell's comments regarding the state's control of housing.

Santa Ana Heights resident Jim Auster talked about the impact of revised noise contours on high density housing. He read an email he sent to ALUC stating that the Santa Ana Heights neighborhood supports ALUC and opposes the City of Newport Beach decision to revise the noise contours.

Commissioner Murphy responded that ALUC is not a party to the Sphere Agreement and can take no formal action regarding it, but that staff will provide comments to the City.

5. Items of Interest to the Commissioners:

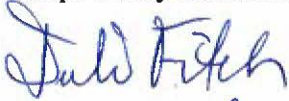
None

The next meeting is scheduled for October 19, 2023.

ADJOURNMENT:

There being no further business before the Commission, the meeting was adjourned at 4:30 p.m.

Respectfully submitted,



Lea U. Choum *for*
Executive Officer