



# **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 18, 2024**

**PLEASE NOTE LOCATION**

**TIME: 4:00 p.m. PLACE: John Wayne Airport**  
**SUBJECT: Regular Meeting 3160 Airway Avenue**  
**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/)

TO REQUEST A REASONABLE ACCOMMODATION UNDER THE AMERICANS WITH DISABILITIES ACT, OR TO REQUEST TRANSLATION OR INTERPRETATION ASSISTANCE, PLEASE NOTIFY JOHN WAYNE AIRPORT AT LEAST 72 HOURS PRIOR TO THE MEETING AT 949-252-5170 OR [ALUCINFO@OCAIR.COM](mailto:ALUCINFO@OCAIR.COM).

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## AGENDA

### ORDER

### PLEDGE

### INTRODUCTIONS

### APPROVAL OF MINUTES

#### **Regular Meeting of September 21, 2023:**

Commissioners Present: Mark Monin, Alan Murphy, Schelly Sustarsic

Alternate Commissioners Present: Patricia Campbell, Gary Miller, Vern King

Commissioners Absent: Gerald Bresnahan, Stephen Beverburg

### NEW BUSINESS:

#### **1. The City of Newport Beach - The Residences at 1401 Quail Street**

The City of Newport Beach has submitted a proposal to amend the Land Use Element of the General Plan and the Newport Place Planned Community to allow for The Residences at 1401 Quail Street.

Recommendation: That the Commission find the proposed Residences at 1401 Quail Street, the City of Newport Beach General Plan (Land Use) Amendment and Newport Place Planned Community Amendment inconsistent with the *AELUP for JWA* per:

- 1) Section 2.1.1 Aircraft Noise that the “aircraft noise emanating from airports may be incompatible with general welfare of the inhabitants within the vicinity of an airport.”
- 2) Section 2.1.2 Safety Compatibility Zones in which “the purpose of these zones is to support the continued use and operation of an airport by establishing compatibility and safety standards to promote air navigational safety and to reduce potential safety hazards for persons living, working or recreating near JWA.”
- 3) Section 3.2.1 General Policy (in pertinent part): “Within the boundaries of the AELUP, any land use may be found to be Inconsistent with the AELUP which: (1) Places people so that they are affected adversely by aircraft noise, [or] (2) Concentrates people in areas susceptible to aircraft accidents...”

#### **2. The City of Newport Beach – 1400 Bristol Street Residences**

The City of Newport Beach has submitted a proposal to amend the Land Use Element of the General Plan and the Newport Place Planned Community to allow for the 1400 Bristol Street Residences.

**Recommendation:** That the Commission find the proposed 1400 Bristol Street Residences, the City of Newport Beach General Plan (Land Use) Amendment and Newport Place Planned Community Amendment inconsistent with the *AELUP for JWA* per:

1. Section 2.1.1 Aircraft Noise that the “aircraft noise emanating from airports may be incompatible with general welfare of the inhabitants within the vicinity of an airport.”
2. Section 2.1.2 Safety Compatibility Zones in which “the purpose of these zones is to support the continued use and operation of an airport by establishing compatibility and safety standards to promote air navigational safety and to reduce potential safety hazards for persons living, working or recreating near JWA.”
3. Section 3.2.1 General Policy (in pertinent part): “Within the boundaries of the AELUP, any land use may be found to be Inconsistent with the AELUP which: (1) Places people so that they are affected adversely by aircraft noise, [or] (2) Concentrates people in areas susceptible to aircraft accidents...”

**3. Administrative Status Report**

**4. Status of Determinations of Inconsistency**

- a) City of Los Alamitos 2021-2029 Housing Element Update
  - Found Inconsistent on January 19, 2023.
  - Public hearing on August 21, 2023. Overrule failed with a 3-2 vote.
- b) City of Santa Ana Related Bristol Specific Plan
  - Found Inconsistent on July 20, 2023.
  - ALUC received Notice of Intent to Overrule on August 31, 2023.
  - ALUC comments submitted on October 24, 2023.
- c) City of Newport Beach Housing Element Implementation/Noise-Related Amendments
  - Found Inconsistent on August 17, 2023.
  - ALUC received Notice of Intent to Overrule on September 13, 2023.
  - ALUC comments sent on October 12, 2023.
  - Overruled on November 14, 2023.

**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 15, 2024