



**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**

**MAY 16, 2024**

**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/)

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).

## **AGENDA**

### **ORDER**

### **PLEDGE**

### **INTRODUCTIONS**

### **APPROVAL OF MINUTES**

#### **Regular Meeting of January 18, 2024**

Commissioners Present: Gerald Bresnahan, Mark Monin, Alan Murphy, Stephen Beverburg, Schelly Sustarsic, Mike Carroll

Alternate Commissioners Present: Patricia Campbell, Vern King

Commissioners Absent: None

#### **Regular Meeting of February 15, 2024:**

Commissioners Present: Gerald Bresnahan, Mark Monin, Alan Murphy, Schelly Sustarsic

Alternate Commissioners Present: Patricia Campbell, Vern King, Evin Planto

Commissioners Absent: Stephen Beverburg, Mike Carroll

### **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. The County of Orange**

The County of Orange has submitted Proposed General Plan Amendment LU 24-01 (Land Use Element), Zoning Code Amendment CA 24-01 (Mixed-Use District, Housing Opportunities Overlay District, and Technical Revisions), and Zone Change ZC 24-01 (select properties in unincorporated areas) for a consistency review.

Recommendation

That the Commission find the proposed General Plan Amendment LU 24-01 (Land Use Element), Zoning Code Amendment CA 24-01 (Mixed-Use District, Housing Opportunities Overlay District, and Technical Revisions), and Zone Change ZC 24-01 (select properties in unincorporated areas) consistent with the *AELUP for JWA* and the *AELUP for JFTB Los Alamitos*.

3. **The City of Newport Beach**

The City of Newport Beach has submitted Housing Element Implementation Program Amendments-Proposed Amendments to the General Plan Land Use Element, Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC), and Local Coastal Program for a consistency review.

Recommendation:

That the Commission find the proposed Newport Beach Housing Element Implementation Program Amendments-Proposed Amendments to the General Plan Land Use Element, Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC), and Local Coastal Program 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 2.1.4, and PUC Section 21674 which state that the Commission is charged by PUC Section 21674(a) “to assist local agencies in ensuring compatible land uses in the vicinity of ...existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses,” and PUC Section 21674(b) “to coordinate planning at the state, regional and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety and welfare.”
- 4) 3.2.1 General Policy of the *AELUP* which states that the General Land Use policy of the Airport Land Use Commission for Orange County shall be “Within the boundaries of the *AELUP*, any land use may be found to be Inconsistent with the *AELUP* which... places people so that they are affected adversely by aircraft noise...”

4. **Administrative Status Report**

5. **Status of Determinations of Inconsistency**

- a) City of Newport Beach Residences at 1401 Quail Street
  - Found Inconsistent on January 18, 2024
  - Notice of Intent to Overrule February 14, 2024

- ALUC Comments March 12, 2024
- City Council Overruled 6-0 on April 9, 2024
  
- b) City of Newport Beach 1400 Bristol Street Residences
  - Found Inconsistent on January 18, 2024
  - Notice of Intent to Overrule February 14, 2024
  - ALUC Comments March 12, 2024
  - City Council Overruled 6-0 on April 9, 2024
  
- c) 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

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: June 20, 2024