



# **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**

**July 18, 2024**

**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 Chairman  
Bresnahan

**COMMISSIONERS PRESENT:** Gerald Bresnahan, Stephen Beverburg (arrived at  
approximately 4:30 p.m.)  
Alternate Commissioners Present: Patty Campbell, Jay  
Steffenhagen, Gary Miller, Evin Planto, Shareen Young

**COMMISSIONERS ABSENT:** Mark Monin, Alan Murphy, Schelly Sustarsic, Mike Carroll,  
Joe Klema

**STAFF PRESENT:** Julie Fitch, Executive Officer  
Kristal Carr, Recording Secretary  
Jeff Stock, Senior Deputy County Counsel

**PLEDGE OF ALLEGIANCE:** Chairman Bresnahan led all present in the Pledge of  
Allegiance

**INTRODUCTIONS:** Executive Officer Julie Fitch introduced Shareen Young,  
Alternate for Commissioner Joe Klema. Chairman  
Bresnahan welcomed her to ALUC.

**APPROVAL OF MINUTES:**

The June 20, 2024, minutes were carried over to the next meeting, because there were only two Commissioners present who were also at the June meeting.

**NEW BUSINESS:**

1. City of Cypress

Executive Officer Julie Fitch presented the staff report for the City of Cypress General Plan Land Use Amendment and Cypress Town Center and Commons (CTCC) Specific Plan Amendment and recommended that the Commission find the proposed project consistent with the AELUP for JFTB Los Alamitos. She stated that staff from the City of Cypress was present to answer questions.

Alternate Steffenhagen asked about the noise control measures in the construction project. Alicia Velasco, City of Cypress Planning Director, stated that there are noise insulation requirements and that the plans will be reviewed for approval before construction starts.

Alternate Campbell asked about the closure of the racetrack and about a nearby apartment building. Ms. Velasco confirmed that it is anticipated that the racetrack will close eventually, but there is no current timeline on when. She indicated that the apartment building is five-stories high and that it is not limited to low-income residents.

Alternate Miller asked about the five lots on the racetrack property, and the specific matters being voted on today. Ms. Fitch stated that the Specific Plan was already in place and the proposal changes the density in two of the parcels. Ms. Velasco stated that any additional changes to the Specific Plan and/or General Plan would come back to ALUC. She also stated that the City is simply making the zoning available for potential future housing and that the height permitted is not changing.

On a motion by Alternate Miller and a second by Alternate Steffenhagen, the Commission voted 5-0 (Bresnahan, Miller, Steffenhagen, Young, Planto) in favor of the staff recommendation to find the City of Cypress General Plan Land Use Element Amendment and Cypress Town Center and Commons (CTCC) Specific Plan Amendment consistent with the AELUP for JFTB Los Alamitos.

2. The City of Cypress

Ms. Fitch presented the staff report for the City of Cypress McDonnell Center Amended Specific Plan Amendment and recommended that the Commission find the proposed project consistent with the AELUP for JFTB Los Alamitos.

Alternate Miller asked whether some of this area was already developed. Ms. Velasco confirmed that there is an existing five-story office building which the developer plans to demolish along with other buildings

Chairman Bresnahan stated that the staff report indicated that existing height limits would penetrate the approach surface at approximately 63 feet AMSL. He also asked how long the 99-foot height limit had been included in the plan. Ms. Velasco was unsure of the date. Chairman Bresnahan mentioned he recalled that originally the plan specified that the building heights would not penetrate the Part 77 Surfaces. Chairman Bresnahan asked to add a condition

that any proposed project that would penetrate the Part 77 Surfaces be referred back to the Commission, prior to City Council action. Ms. Velasco agreed to the condition and Ms. Fitch stated that a determination letter will be sent out after the meeting, detailing the new language.

On a motion by Alternate Miller and a second by Commissioner Beverburg, the Commission voted 6-0 (Bresnahan, Beverburg, Miller, Steffenhagen, Young, Planto) in favor of the staff recommendation to find the City of Cypress McDonnell Center Amended Specific Plan Amendment consistent with the AELUP for JFTB Los Alamitos, with the condition that the City will refer any proposed project that would penetrate the Part 77 Approach Surfaces, be referred back to the Commission prior to City Council action.

3. Administrative Status Report:

Ms. Fitch referred to the ALUC correspondence since the last meeting. She noted that the noise contours submitted by the City of Irvine at the previous meeting were inaccurate, and the City has sent a revised exhibit which was included in this report.

4. Status of Determinations of Inconsistency:

Ms. Fitch provided an update on the status of the inconsistent projects. The City of Newport Beach submitted its Notice of Intent to overrule ALUC on the 1600 Dove Street project, and ALUC comments are due by August 8, 2024. The Housing Element Implementation Amendment by the City of Newport Beach has not yet scheduled a City Council meeting and ALUC comments were submitted on June 28, 2024. The City of Santa Ana is still in negotiations with the developer and has not moved forward with the Bristol Street Specific Plan.

5. Items of Interest to the Commissioners:

Chairman Bresnahan noted that historically it has been rare for a city to be found inconsistent and then proceed with an override. Typically, the issue was resolved between the city and the Commission, leading to a satisfactory outcome. He stated that the recent inconsistencies and overrules have been caused by state requirements for housing and has led to poor land use planning in his opinion.

6. Items of Interest to the Public:

There were no items of interest from the public.

**ADJOURNMENT:**

There being no further business before the Commission, the meeting was adjourned at 4:42 pm. The next meeting is scheduled for August 15, 2024.