



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

March 20, 2025

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

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/about/administration/airport-governance/commissions/airport-land-use-commission/>

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.

AGENDA

ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

APPROVAL OF MINUTES

Regular Meeting of February 20, 2025

Commissioners Present: Gerald Bresnahan, Mark Monin, Stephen Beverburg, Shelley Hasselbrink, Joseph Klema
Alternate Commissioners Present: Patty Campbell, Jay Steffenhagen, Shareen Young
Commissioners Absent: Alan Murphy, Mike Carroll

NEW BUSINESS:

1. The City of Newport Beach Housing Opportunity Overlay (HO) Zoning/Coastal Zoning Amendments (continued from February 20, 2025 ALUC meeting)

The City of Newport Beach has submitted Housing Opportunity Overlay (HO) Zoning/Coastal Zoning Amendments for consistency with the *AELUP for JWA*. The item was reviewed at the February 20, 2025 ALUC meeting, but was continued to this meeting due to a lack of a quorum vote.

Recommendation:

That the Commission find the proposed Newport Beach Housing Opportunity Overlay (HO) Zoning/Coastal Zoning Amendments consistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)*.

2. The City of Cypress Business Park Business Parks Modernization and Integration Project

The City of Cypress has submitted Business Parks Modernization and Integration Project: Specific Plan Amendment, General Plan Amendment, and Zoning Ordinance Amendment for a consistency review with the *AELUP for JFTB – Los Alamitos*.

Recommendation:

That the Commission find the proposed City of Cypress Business Parks Modernization and Integration Project: Specific Plan Amendment, General Plan Amendment, and Zoning Ordinance Amendment to be consistent with the *AELUP for JFTB Los Alamitos*. With the following conditions:

1. That the Cypress Business Park Specific Plan incorporates the revised pages 26 and 29 received by ALUC on February 27, 2025 (as included in the ALUC staff report).
2. That the City include the following language in the Cypress Business Park Specific Plan: “In compliance with Section 3.2.4 of the *AELUP for JFTB Los Alamitos*, the noise impact of residential uses within the 60 dB CNEL/Noise Impact Zone 2 is sufficient to require sound attenuation as set forth in the California Noise Insulation Standards, Title 25, California Code of Regulations.” The residential use interior sound attenuation requirement shall be a CNEL value not exceeding an interior level of 45 dBA. In addition, all designated outdoor common or recreational areas within Noise Impact Zone 2 must provide outdoor signage informing the public of the presence of operating aircraft.”

3. Administrative Status Report

Receive and file various administrative activities/issues and Commission correspondence since the last meeting.

4. Status of Determinations of Inconsistency

There are no new determinations of inconsistency or pending overrules.

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: April 17, 2025