



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY  
3160 Airway Avenue Costa Mesa, CA 92626 (949) 252-5170 Fax (949) 252-6012

## AGENDA ITEM 2

April 17, 2025

**TO:** Commissioners/Alternates  
**FROM:** Executive Officer  
**SUBJECT:** Administrative Status Report

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The following attachments are provided for your information:

- John Wayne Airport Statistics February 2025
- John Wayne Airport Annual Statistics 2019-2024
- John Wayne Airport FAA Air Traffic Control Tower Information
- City of Newport Beach Notice of Public Hearing
- ALUC Letter to the City of Costa Mesa regarding Hive Live Submittal – April 4, 2025
- Determination Letter to Cypress regarding the Business Parks Modernization and Integration Project: Specific Plan Amendment, General Plan Amendment, and Zoning Ordinance Amendment - March 25, 2025
- Determination Letter to Newport Beach regarding the Housing Opportunity Overlay (HO) Zoning/Coastal Zoning Amendment - March 21, 2025

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Julie Fitch".

Julie Fitch  
Executive Officer

# John Wayne Airport Posts February 2025 Statistics

March 24, 2025

**(SANTA ANA, CA)** - Airline passenger traffic at John Wayne Airport decreased in February 2025 as compared to February 2024. In February 2025, the Airport served 783,496 passengers, a decrease of 8.5% when compared with the February 2024 passenger traffic count of 856,665.

Commercial aircraft operations in February 2025 of 6,834 decreased 5.9% and commuter aircraft operations of 532 increased 37.8% when comparing with February 2024 levels.

Total aircraft operations increased in February 2025 as compared with the same month in 2024. In February 2025, there were 21,677 total aircraft operations (takeoffs and landings) a 4.5% increase compared to 20,748 total aircraft operations in February 2024.

General aviation activity of 14,302 accounted for 66% of the total aircraft operations during February 2025, and increased 9.3% compared with February 2024.

The top three airlines in February 2025 based on passenger count were Southwest Airlines (218,128), American Airlines (136,698), and United Airlines (123,811).

John Wayne Airport  
Monthly Airport Statistics - February 2025

	February 2025	February 2024	% Change	Year-To-Date 2025	Year-To-Date 2024	% Change
<b>Total passengers</b>	783,496	856,665	-8.5%	1,596,979	1,741,549	-8.3%
Enplaned passengers	392,952	426,367	-7.8%	797,602	865,446	-7.8%
Deplaned passengers	390,544	430,298	-9.2%	799,377	876,103	-8.8%
<b>Total Aircraft Operations</b>	21,677	20,748	4.5%	45,982	45,335	1.4%
General Aviation	14,302	13,089	9.3%	30,604	29,561	3.5%
Commercial	6,834	7,266	-5.9%	14,235	14,952	-4.8%
Commuter <sup>1</sup>	532	386	37.8%	1,109	798	39.0%
Military	9	7	28.6%	34	24	41.7%
<b>Air Cargo Tons <sup>2</sup></b>	1,215	1,203	1.0%	2,597	3,085	-15.8%
<b>International Statistics <sup>3</sup></b>	(included in totals above)					
	February 2025	February 2024	% Change	Year-To-Date 2025	Year-To-Date 2024	% Change
<b>Total Passengers</b>	23,429	27,830	-15.8%	46,800	53,888	-13.2%
Enplaned passengers	12,181	14,242	-14.5%	23,616	27,292	-13.5%
Deplaned passengers	11,248	13,588	-17.2%	23,184	26,596	-12.8%
<b>Total Aircraft Operations</b>	204	228	-10.5%	412	444	-7.2%

1. Aircraft used for regularly scheduled air service, configured with not more than seventy (70) seats, and operating at weights not more than ninety thousand (90,000) pounds.

2. All-Cargo Carriers: 1,133 tons

Passenger Carriers (incidental belly cargo): 82 tons

Current cargo tonnage figures in this report are for: January 2025

3. Includes all Canada and Mexico Commercial passengers and operations.

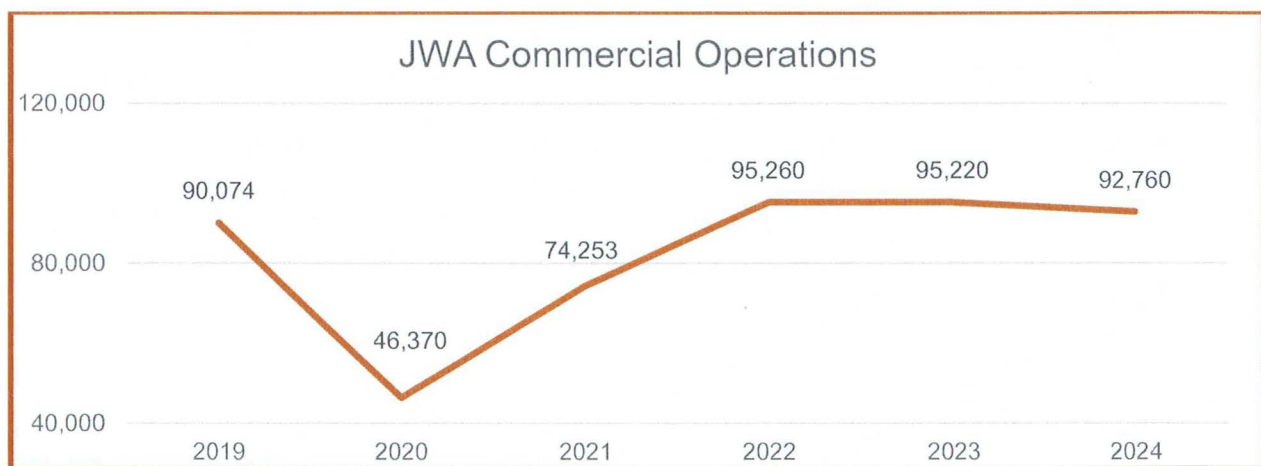
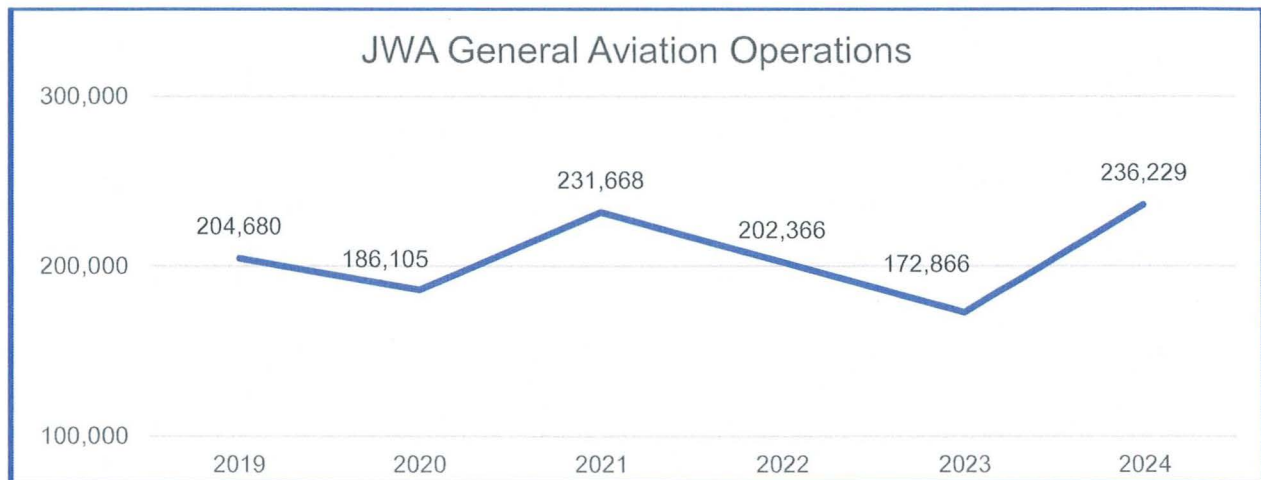
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Ranked #1 in Customer Satisfaction among Large Airports in the [J.D. Power 2024 North America Airport Satisfaction Study](#), John Wayne Airport (SNA) is owned by the County of Orange and is operated as a self-supporting enterprise that receives no general fund tax revenue. The Airport serves more than 11.3 million passengers annually and reaches more than 40 nonstop destinations in the United States, Canada and Mexico. More information can be found at [www.ocair.com](http://www.ocair.com). Like us on [facebook.com/johnwayneairport](https://facebook.com/johnwayneairport), or follow us on [@X \(formerly Twitter\) @johnwaynear](https://twitter.com/johnwaynear) and [Instagram @johnwaynear](https://instagram.com/johnwaynear).

To receive John Wayne Airport news releases automatically, go to [www.ocair.com](http://www.ocair.com) and click [Subscribe](#).



## 2019-2024 Annual Operations



Source: 2019-2024 Airport Statistics - John Wayne Airport, Orange County



JOHN WAYNE AIRPORT  
ORANGE COUNTY



# John Wayne Airport

FAA Air Traffic Control Tower





# Background



The Federal Aviation Administration (FAA) Air Traffic Control (ATC) Tower safely manages over 300,000 aircraft operations per year at John Wayne Airport. The air traffic controllers at the Airport deal with a complex traffic mix that includes large commercial and corporate jets, small general aviation aircraft, and helicopters. There is a wide range of aviator experience spanning from a new pilot on his or her first flight up to an airline captain with thousands of flight hours and decades of experience. The air traffic controllers continued ability to perform aircraft separation and sequencing on and in the vicinity of the Airport is paramount to the Airport's safety. FAA ATC personnel have serviced Orange County for over 60 years and have an excellent safety record.



## 1958

**FIRST FAA ATC TOWER  
AT JOHN WAYNE  
AIRPORT OPENED**

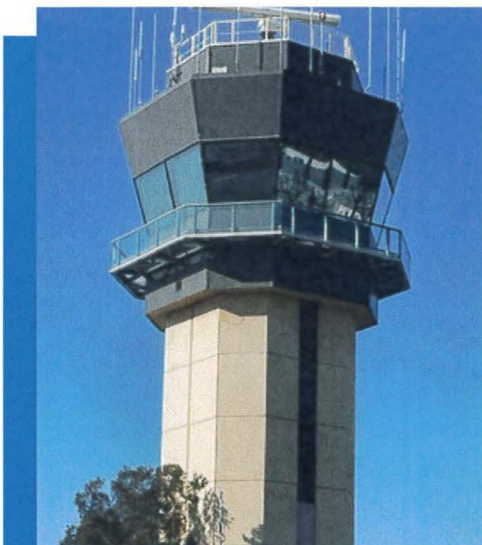
## 1983

**IN JUNE, FAA ATC PERSONNEL  
MOVED TO ITS CURRENT  
LOCATION. THIS NEW  
FACILITY WAS 78 FT. TALL AND  
ADDED ADMINISTRATIVE  
OFFICES**



## 2001

**FAA ATC OPENED A NEW  
TOWER CAB IN OCTOBER.  
THE HEIGHT OF THE  
TOWER WAS RAISED FROM  
78FT TO 91FT.**





# SNA Airport Traffic Control Tower Information

## STAFFING

Staffing and operations of the Air Traffic Control (ATC) tower is managed by the FAA.



	TOTAL Full-Time Equivalent (FTE) Positions	Supervision & Administration Staff FTEs	Certified Air Traffic Controllers(ATC) FTEs
Category Level 8 Tower Staffing Model* 2012 to Present	28	6	22
Category Level 9 Tower Staffing Model Desired for Future	34	7	27

\* Currently (level 8), there are 3 vacant ATC positions, resulting in 5 personnel per shift instead of the expected 6. Ideally, having 8 personnel per shift would be optimal for desired future operations (level 9).

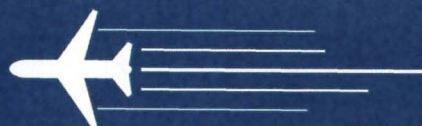
The current SNA ATC is classified as level 8, but ATC staff recommends reclassifying to level 9 due to several factors, including airline and general aviation aircraft traffic volume, weather conditions, airfield and airspace complexity, and workload.

## SCHEDULES

- The Airport does not control the hours or staffing levels for SNA ATC tower.
- Operational Hours: 6:15 AM to 11:00 PM Daily.
- The air traffic controllers work 8 hour shifts with various start times throughout the day.
- Regularly scheduled staffing levels are the same for each day and each shift.

## IMPROVEMENTS

- All repairs and improvements to SNA ATC tower are the responsibility of the FAA.
- September 2024, the FAA replaced its backup communication infrastructure that would provide connectivity to the ATC tower if the primary systems failed.
- September 2024: Fiber Optic cabling project completed by the FAA
- FFY 2026/2027: The FAA has a Mechanical and Electrical Refurbishment project planned.







**CITY OF NEWPORT BEACH  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Tuesday, April 15, 2025, at 4:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following matter:

**Notice of Intent to Override the Airport Land Use Commission's Determination of Inconsistency for an Amendment to the Housing Opportunity (HO) Overlay Zoning and Coastal Zoning Districts** – Pursuant to California Public Utilities Code Section 21676(b), the City Council will consider the adoption of a resolution notifying the Orange County Airport Land Use Commission (ALUC) and the State Department of Transportation, Aeronautics Program of the City's intention to override the ALUC's March 20, 2025, determination of inconsistency with the 2008 John Wayne Airport Environs Land Use Plan for the City's proposed amendment to the HO Overlay Zoning and Coastal Zoning Districts. The City's proposed amendment would update Section 20.28.050 [Housing Opportunity (HO) Overlay Zoning Districts] in Title 20 (Planning and Zoning) and pending Section 21.28.070 [Housing Opportunity (HO) Overlay Coastal Zoning Districts] in Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to:

- (1) Adjust the height limitations of certain properties within the Newport Center Area (HO-4) Subarea to accommodate residential development with the intended prescribed density range; and
- (2) Identify a certain number of residential units being allocated from the respective development limits for two City-owned properties located within the Airport Area Environs Area (HO-1) and Newport Center Area (HO-4) Subareas.

The corresponding maps in Section 20.80.025 of Title 20 and pending Section 21.80.032 of Title 21 would also be amended accordingly.

The City Council may also discuss the merits of the amendment; however, it will not be taking final action on it.

**NOTICE IS HEREBY FURTHER GIVEN** that this resolution is not subject to California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines because it has no potential for resulting in physical change to the environment, directly or indirectly.

**NOTICE IS HEREBY FURTHER GIVEN** that on January 23, 2025, by a vote of (5 ayes and 1 recused), the Planning Commission of the City of Newport Beach recommended that the City Council approve the Amendment.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64. The application may be continued to a specific future meeting date; and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application.

For questions regarding this public hearing item please contact Rosalinh Ung, Principal Planner, at 949-644-3208, [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov).

**Project File No.:** PA2024-0205

**Activities:** Zoning Code Amendment & Local Coastal Program Implementation Plan Amendment

**Zone/Coastal Zone:** Various

**General Plan/Coastal Land Use:** Various

**Location:** Airport Area Environs Area (HO-1) and Newport Center Area (HO-4) Subareas

**Applicant:** City of Newport Beach

/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach





# AIRPORT LAND USE COMMISSION

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FOR ORANGE COUNTY

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3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

April 4, 2025

Chris Yeager, Senior Planner  
City of Costa Mesa/Development Services  
77 Fair Drive  
Costa Mesa, CA 92626

Subject: Costa Mesa Hive Live Submittal to ALUC

Dear Mr. Yeager:

This is to confirm that Airport Land Use Commission (ALUC) staff received your April 1, 2025, submittal for a consistency determination for the City of Costa Mesa Hive Live project. Your submittal is pending receipt of the following items:

1. Project location shown in relation to notification area, noise contours, safety zones, and Obstruction Imaginary Surfaces. Separate exhibits are required for each of the items. The exhibit submitted did not appear to be accurate, so please check with our office for accurate exhibits and/or the shape files for each.
2. Please submit a Form 7460-1 to the FAA and include the FAA determination with the revised submittal. The 7460-1 form and instructions can be found on the FAA website <https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273>. This should be done as soon as possible in order to receive a reply from FAA prior to ALUC review.
3. The Planning Commission staff report when it is available.

Section 4.8 of the AELUP states that the Commission requests items be submitted and agendaized for review after Planning Commission hearing but before City Council approval. The submittal indicates that the project will not be scheduled for Planning Commission until June 16, 2025, which is after the requested ALUC meeting date. To ensure that ALUC reviews a project that is supported by the Planning Commission, the review of this submittal will be deferred until after the Planning Commission public hearing and when the requested materials are received.

Please contact us at (949) 252-5170 or [alucinfo@ocair.com](mailto:alucinfo@ocair.com) if you have any questions. Thank you.

Sincerely,

Julie Fitch, AICP  
Executive Officer



# AIRPORT LAND USE COMMISSION

## FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

March 25, 2025

Christopher Wong  
Business Development Manager  
City of Cypress  
5275 Orange Ave.  
Cypress CA 90630

Subject: ALUC Determination for Cypress Business Parks Modernization and Integration  
Project: Specific Plan Amendment, General Plan Amendment, and Zoning Ordinance  
Amendment

Dear Mr. Wong:

During the public meeting held on March 20, 2025, the Airport Land Use Commission (ALUC) for Orange County considered the subject item. The matter was duly discussed and with a 6-0 vote, the Commission found the proposed Business Parks Modernization and Integration Project: Specific Plan Amendment, General Plan Amendment, and Zoning Ordinance Amendment to be consistent with the *Airport Environs Land Use Plan for Joint Forces Training Base - Los Alamitos* (*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), and further revised by the Commission at the March 20, 2025, meeting, to replace the word “approved” with “found consistent” in Footnote 1 on page 26, and Footnote 7 on page 29.
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.”

I have attached pages 26 and 29 of the Draft Cypress Business Park Specific Plan with the language indicated in Condition #1 above. We would appreciate receiving a revised draft of the Cypress



Business Park Specific Plan with the language of both conditions above, and a copy of the Final Cypress Business Park Specific Plan when it approved. Please contact me at [jfitch@ocair.com](mailto:jfitch@ocair.com) or (949) 252-5170 if you have any questions regarding the conditions or this proceeding. Thank you!

Sincerely,



Julie Fitch  
Executive Officer

Attachments:

Revised Page 26 of Draft Cypress Business Park Specific Plan  
Revised Page 29 of Draft Cypress Business Park Specific Plan

cc: ALUC Commissioners

Table 4.3.1 – General Development Standards (East of Walker Street)

Development Feature	Development Standard	
	BP	CO, PO
Maximum Floor Area Ratio	1.0	
Maximum Building Height <sup>(1)</sup>	55 ft	
Minimum Front Yard and Street Side Yard Setbacks <sup>(2)</sup>		
Adjacent to Camden Dr	–	15 ft
Adjacent to Cerritos Ave	40, 50, or 100 ft <sup>(3)</sup>	
Adjacent to Corporate Ave	–	15 ft
Adjacent to Douglas Dr	–	20 ft
Adjacent to Holder St	20 ft	–
Adjacent to Katella Ave	20 ft	
Adjacent to a Local Street <sup>(4)</sup>	15 ft	
Adjacent to McDonnell Dr	–	20 ft
Adjacent to Plaza Dr	20 ft	
Adjacent to Valley View St	0 <sup>(5)</sup> or 20 ft	0 ft <sup>(5)</sup>
Adjacent to Knott Ave	–	20 ft
Adjacent to Walker St	30 ft <sup>(6)</sup>	
Minimum Interior Side Yard and Rear Yard Setbacks		
Adjacent to Business Park or Commercial Parcels	5 ft	
Adjacent to Residential Uses	40 ft	
Adjacent to Stanton Storm Channel	40 ft <sup>(7)</sup>	–
Minimum Surface Parking Setback from a Street	10 ft	
Minimum Parking Structure Setback from a Street	15 ft	
Off-Street Parking <sup>(8) (9) (10) (11)</sup>	See CZO § 2.07.050 and § 14	See CZO § 2.06.050 and § 14

<sup>(1)</sup> In compliance with Federal Aviation Regulations (FAR) Part 77, applicants proposing structures that penetrate the 100:1 Notification Surface must file a Form 7460-1, Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA). A copy of the FAA application must also be submitted to the Airport Land Use Commission (ALUC), and the applicant must provide the City with FAA and ALUC responses. Structures shall not penetrate FAR Part 77 Obstruction—Imaginary Surfaces for Joint Forces Training Base – Los Alamitos unless approved by the ALUC. For purposes of Part 77 FAR and ALUC, the maximum building height includes any roof mounted equipment and/or architectural details. **found consistent**

<sup>(2)</sup> Raised planters not exceeding 3 feet in height shall observe an 18-inch setback from street frontage property lines. Raised planters over 3 feet in height, flag poles, and banner mounts shall observe the minimum surface parking setback requirement. In all cases, safe sight lines for pedestrian and vehicular traffic must be maintained.

<sup>(3)</sup> Adjacent to Cerritos Ave, all buildings 40 feet in height or less shall provide a minimum setback of 40 feet. All buildings greater than 40 feet in height but less than or equal to 45 feet in height shall provide a minimum 50-foot setback. All buildings greater than 45 feet in height but less than or equal to 55 feet in height shall provide a minimum 100-foot setback.

<sup>(4)</sup> Local Streets refer to the streets that are not identified as Major, Primary, or Secondary Roadways in the General Plan. This includes, but is not limited to: Phyllis Drive, Hope Street, Business Center Drive, Commerce Drive, Global Drive, Yamaha Way, International Avenue, Meridian Drive, and Corporate Avenue.

<sup>(5)</sup> On the properties north of Katella Avenue and adjacent to Valley View Street, the building setback from the property line may be 0, since the 60-foot wide Bolsa Chica Channel separates the subject

site from the Valley View Street right-of-way. The channel is located underground, which allows landscaping, surface parking and access roads to be located over the channel, subject to the approval of the Orange County Flood Control District. The setback standards at this edge would provide a 68-foot building and parking structure setback (from curb), and a 38-foot surface parking setback (from curb), which would be landscaped.

<sup>(6)</sup> Walker Street shall have a minimum front and street side yard setback of 30 feet. The minimum distance from the property line to surface parking shall be 20 feet.

<sup>(7)</sup> Or a distance equal to the height of the building, whichever is greater.

<sup>(8)</sup> As an alternative to meeting the parking requirements in this Specific Plan or the Zoning Ordinance, a developer may submit a parking study during the review process to justify adjustments. If approved, the parking requirements for the project may differ from those in this Specific Plan or the Zoning Ordinance based on the study's findings.

<sup>(9)</sup> Where driveways have been provided to permit access to the rear of a building, the minimum driveway width shall be 25 feet. Such driveway shall be maintained free and clear of any obstruction. Where a driveway is provided directly adjacent to the side of a building with openings, said driveway shall be increased to 30 feet.

<sup>(10)</sup> At all driveway access locations along all roadways adequate sight distance shall be provided by avoiding the placement of structures, signs, landscaping, and other objects that would obstruct the vision of drivers. Determinations shall be made at the time of each development review.

<sup>(11)</sup> No overnight parking of vehicles shall be allowed other than those used in conjunction with a permitted use.



- (1) As an alternative to meeting the parking requirements in this Specific Plan or the Zoning Ordinance, a developer may submit a parking study during the review process to justify adjustments. If approved, the parking requirements for the project may differ from those in this Specific Plan or the Zoning Ordinance based on the study's findings.
- (2) Accessory Dwelling Units: Refer to Section 3.17.200 (Accessory dwelling units) in the Cypress Zoning Ordinance for objective standards applicable to all accessory dwelling units.
- (3) Multi-Family Residential: Refer to Section 3.17.310 (Objective standards for multi-family dwellings) in the Cypress Zoning Ordinance for objective site planning and design standards applicable to all multi-family residential development.
- (4) Along a street frontage.
- (5) Site coverage, defined as the building-ground contact area divided by the total net lot area, shall not exceed 60% if surface parking is provided and 70% with parking structures providing all or part of the parking spaces.
- (6) The maximum allowable density within the MUC/SR land use designation shall be 20 du/ac, provided that an assisted living facility shall not be considered a multi-family dwelling and no portion of any such facility shall constitute a dwelling unit.
- (7) In compliance with Federal Aviation Regulations (FAR) Part 77, applicants proposing structures that penetrate the 100:1 Notification Surface must file a Form 7460-1, Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA). A copy of the FAA application must also be submitted to the Airport Land Use Commission (ALUC), and the applicant must provide the City with FAA and ALUC responses. Structures shall not penetrate FAR Part 77 Obstruction—Imaginary Surfaces for Joint Forces Training Base – Los Alamitos unless approved by the ALUC. For purposes of Part 77 FAR and ALUC, the maximum building height includes any roof mounted equipment and/or architectural details. found consistent
- (8) Buildings adjacent to Cerritos Avenue shall not exceed 40 feet in height.
- (9) All buildings 45 feet in height or less shall have a minimum setback of 25 feet. All buildings greater than 45 feet in height but less than 85 feet in height shall have a minimum 100-foot setback. All buildings greater than 85 feet in height shall have a minimum 200-foot setback.
- (10) Katella Avenue shall have a minimum front and street side yard building setback of 25 feet. The first 20 feet of the 25-foot building setback shall be landscaped.
- (11) Adjacent to Cerritos Avenue, all buildings shall have a minimum 40-foot setback. The first 20 feet adjacent to the street must be landscaped.
- (12) Walker Street shall have a minimum front and street side yard setback of 30 feet. The minimum distance from the property line to surface parking shall be 20 feet.
- (13) For single-story dwellings, the interior side yard setbacks shall be 5 feet and for two-story dwellings, the interior side yard setbacks shall be 10 feet.
- (14) Applies to interior setback from the Town Center Specific Plan, measured from the property line.
- (15) Along property lines that separate mixed use business park or commercial uses there shall be a setback of 5 feet, which may be reduced to 0 feet, subject to approval from the Design Review Committee.
- (16) The minimum distance between structures on the same parcel, where neither structure exceeds 15 feet in height, shall be 6 feet. The minimum distance between structures on the same parcel, where one or both structures exceed 15 feet in height, shall be 10 feet.
- (17) No overnight parking of vehicles shall be allowed other than those used in conjunction with a permitted use.
- (18) Parking requirements shall conform to the Cypress Zoning Ordinance, with the exception that senior housing must provide a minimum total of one garage space for each dwelling unit and one uncovered guest space for every 20 dwelling units.
- (19) For minimum driveway widths, see Table 2-3 in Section 2.05.040 (Residential zoning district general development standards) of the Cypress Zoning Ordinance.
- (20) Parking requirements shall conform to the Cypress Zoning Ordinance, with the exception that residential developments must provide a minimum of 1.65 spaces per dwelling unit, which includes 0.2 spaces per unit designated for visitor parking.
- (21) Includes pedestrian walkways, drives, and hardscape improvements.
- (22) Common Open Space shall be devoted to landscaping, patios, enclosed club and fitness rooms, and outdoor facilities such as recreational facilities, pools, and areas devoted to dogs. These areas can include pedestrian walkways, drives and hardscape improvements to support access and use of the common open space/recreational facilities. The above listed common open space facilities may be counted towards credit for private open space facilities under Article VI in Chapter 25 (Subdivisions) of the Cypress City Code.
- (23) The development standards applicable to the PS-1A Zoning District in Cypress Zoning Ordinance shall be applicable to Cottonwood Church.



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

March 21, 2025

Ben Zdeba, AICP  
Planning Manager  
City of Newport Beach Community Development  
100 Civic Center Drive  
Newport Beach, CA 92660

Subject: ALUC Determination for Newport Beach Housing Opportunity Overlay (HO) Zoning/Coastal Zoning Amendment

Dear Mr. Zdeba,

During the public meeting held on March 20, 2025, the Airport Land Use Commission (ALUC) for Orange County considered the subject item. The matter was duly discussed and with a 5-1 vote, the Commission found the Newport Beach Housing Opportunity Overlay (HO) Zoning/Coastal Zoning Amendment to be inconsistent with Airport Environs Land Use Plan for John Wayne Airport (*AELUP for JWA*).

Please contact me at [jfitch@ocair.com](mailto:jfitch@ocair.com) or (949) 252-5170 if you have any questions regarding this proceeding. Thank you!

Sincerely,

Julie Fitch  
Executive Officer

cc: ALUC Commissioners