



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

June 19, 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 April 17, 2025

Commissioners Present: Gerald Bresnahan, Alan Murphy, Stephen Beverburg, Joseph Klema, Shelley Hasselbrink

Alternate Commissioners Present: Evin Planto

Commissioners Absent: 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 a Vice Chairman to serve one year and until the election of their successors.

Recommendation:

Elect Chairman and Vice Chairman.

2. City of Costa Mesa Request for Consistency Determination of Hive Live Project (3333 Susan Street) and Related General Plan Amendment, Zoning Amendment, and Specific Plan Amendment

The City of Costa Mesa has submitted Hive Live Project (3333 Susan Street) and Related General Plan Amendment, Zoning Amendment, and North Costa Mesa Specific Plan Amendment for consistency with the *AE LUP for JWA*.

Recommendation:

That the Commission find the proposed Costa Mesa Hive Live Project and Related General Plan Amendment, Zoning Amendment, and North Costa Mesa Specific Plan Amendment to be consistent with the *AEUP for JWA*.

3. City of Costa Mesa Request for Consistency Determination of Victoria Place Master Plan and Related General Plan Amendment and Zoning Amendment

The City of Costa Mesa has submitted Victoria Place Master Plan and related General Plan Amendment and Zoning Amendment for consistency with the *AEUP for JWA*.

Recommendation:

That the Commission find the proposed Costa Mesa General Plan Amendment, Zone Change, and the Victoria Place Master Plan consistent with the *AEUP for JWA*.

4. City of Irvine Request for Consistency Determination of General Plan Amendment and Zone Change for Planning Area 25 (University Research Park) - (File Nos: 00920015-PGA, 00920016-PZC) and Master Plan for 120 Academy Way

The City of Irvine has submitted a General Plan Amendment and Zone Change for Planning Area 25 (University Research Park) (File Nos: 00920015-PGA, 00920016-PZC) and Master Plan for 120 Academy Way for consistency with the *AEUP for JWA*.

Recommendation:

That the Commission find the proposed Irvine General Plan Amendment and Zone Change for Planning Area 25 (University Research Park) (File Nos: 00920015-PGA, 00920016-PZC) and Master Plan for 120 Academy Way consistent with the *AEUP for JWA*.

5. City of Santa Ana Request for Consistency Determination of Village Santa Ana Specific Plan

The City of Santa Ana has submitted Village Santa Ana Specific Plan for consistency with the *AEUP for JWA*.

Recommendation:

That the Commission find the proposed Village Santa Ana Specific Plan inconsistent with the *AEUP for JWA* per:

1. Section 2.1.3 of the *AEUP for JWA* which states that a Determination of No Hazard to Air Navigation does not automatically equate to a Consistency determination by the ALUC and that the Commission may find a project Inconsistent based on an Obstruction determination; and

2. Section 3.2.1 which states that “within the boundaries of the AELUP, any land use may be found to be inconsistent with the AELUP which... permits structures of excessive height in areas which would affect adversely the continued operation of the airport; or permits activities or facilities that would affect adversely aeronautical operations.”

6. Administrative Status Report

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

7. Status of Determinations of Inconsistency

- a) City of Newport Beach Housing Opportunity Overlay (HO) Zoning/Coastal Zoning Amendments
 - Found Inconsistent on March 20, 2025
 - Newport Beach NOI to Overrule ALUC on April 16, 2025
 - ALUC comments submitted on May 15, 2025
 - Newport Beach City Council Overrule on June 10, 2025

8. 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.

9. 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: July 17, 2025