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AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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MINUTES OF REGULAR MEETING

April 17, 2025

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, Joseph Klema,
Alan Murphy, Shelley Hasselbrink
Alternate Commissioners Present: Evin Planto

COMMISSIONERS ABSENT: Mike Carroll

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

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

ANNOUNCEMENTS:

Executive Officer, Julie Fitch, announced that Commissioner Mark Monin has resigned as ALUC Commissioner, and he wanted to convey that he received a promotion at work and that his schedule has become very busy. Mr. Monin was also serving as Vice Chairman, and elections for both Chairman and Vice Chairman will be held at the next meeting in May.

APPROVAL OF MINUTES:

Commissioner Klema moved to approve the March 20, 2025, meeting minutes, and Commissioner Murphy seconded the motion. The Commissioners voted 5-0 (Bresnahan, Beverburg, Klema, Murphy, Planto) to approve the minutes.

NEW BUSINESS:

1. The City of Newport Beach Proposed Amendments to the North Newport Center Planned Community Development Plan (PC-56)

Ms. Fitch presented the staff report for the City of Newport Beach proposed amendments to the North Newport Center Planned Community Development Plan (PC-56) and recommended that the Commission find the proposed project consistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)*. She noted that members of the City staff and the development team were present to answer any questions.

Chairman Bresnahan asked to view the Obstruction Imaginary Surface attachment and asked if the Obstruction Surface was at 800 feet, and Ms. Fitch confirmed that it is 800 feet for part of the site and the remainder of the site is at 1,000 feet.

Commissioner Beverburg requested that the illustrations to be clearer as they are sometimes hard to read. Chairman Bresnahan asked if the exhibits were the same that appears in the *AELUP for JWA*. Ms. Fitch confirmed that they are the same as in the AELUP. There was a discussion about providing more legible exhibits in the future.

Ms. Fitch mentioned a public comment letter which was provided to the Commissioners on this item. Chairman Bresnahan verified that it was a letter from CAA Planning attachment. Ms. Fitch stated that Shawna Schaffner from CAA Planning was present.

Ms. Schaffner referred to the handout and reiterated support for the staff recommendation that the Commission find the proposed project consistent with the *Airport Environs Land Use Plan for John Wayne Airport*.

Commissioner Klema asked if the area referred to as the North Newport Center Planned Community Development Plan had always been found consistent when presented to the Commission in 2007, 2009, 2011, 2012, and 2015, with no instances of it being found inconsistent. Ms. Fitch affirmed that that was correct.

On a motion by Commissioner Beverburg and a second by Commissioner Hasselbrink, the Commission voted 6-0 (Murphy, Beverburg, Klema, Bresnahan, Planto, Hasselbrink) in favor of the staff recommendation to find the Newport Beach Proposed Amendments to the North Newport Center Planned Community Development Plan (PC-56) consistent with the *AELUP for JWA*.

2. Administrative Status Report:

Ms. Fitch stated that in addition to monthly JWA statistics, that there is also an attachment showing annual statistics since 2019. She mentioned that JWA Operations had prepared a brochure detailing the total number of staff allocated to the air traffic control tower which was

included in the report. As of the time of printing in February 2025, there were three vacant air traffic controller positions.

3. Status of Determinations of Inconsistency:

Ms. Fitch reported on the City of Newport Beach Housing Opportunity Overlay Amendments, which the Commission reviewed last month. She stated that the City's previous agenda item included a Notice for a Public Hearing, which was held on April 15, 2025, and that a Notice of Intent to Overrule was provided before the meeting, which was received the day before. ALUC will be responding to the Notice of Intent within 30 days.

Commissioner Klema asked what the typical responses are. Ms. Fitch responded that responses are usually point by point, based on the City's findings, and that it is another opportunity to convey ALUC's concerns to the City Council.

4. Items of Interest to the Commissioners:

Ms. Fitch stated that there was an email received regarding items of interests to the public, and that it was provided to the Commissioners and the public at the meeting. The Commissioners discussed concerns in the letter. Commissioner Murphy stated that historically there has been a group interested in maintaining the golf course located south of the airport, and that the property is half owned by the airport and the other half by a private entity.

5. 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 4:26 p.m. The next meeting is scheduled for May 15, 2025.