



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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MINUTES OF REGULAR MEETING

June 19, 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: Patricia Campbell

COMMISSIONERS ABSENT: Mike Carroll

STAFF PRESENT: Julie Fitch, Executive Officer
Kristal Carr, Recording Secretary
Deborah Drasler, Contract Planner
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 Deborah Drasler, a contract planner, has joined us to assist with ALUC during the recruitment for the full-time position. She will also be giving a few of the presentations.

APPROVAL OF MINUTES:

Commissioner Hasselbrink moved to approve the April 17, 2025, meeting minutes, and Commissioner Beverburg seconded the motion. The Commissioners voted 5-0 (Bresnahan, Beverburg, Klema, Murphy, Hasselbrink) to approve the minutes.

NEW BUSINESS:

1. Election of Officers

Ms. Fitch reported that the ALUC bylaws state a chairman and vice chairman must be elected each May. Since there was no meeting in May, the election is being held in June. She asked for nominations for Chairman of Airport Land Use Commission (ALUC). On Commissioner Murphy's motion and Commissioner Beverburg's second, the Commission voted 5-0 to reelect Commissioner Bresnahan as Chairman.

Ms. Fitch called for nominations for Vice-Chairman of the ALUC. On a motion by Alternate Campbell and a second by Commissioner Murphy, the Commission voted 5-0 to appoint Commissioner Beverburg as Vice Chairman of the ALUC.

2. The 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

Ms. Drasler presented the staff report for the City of Costa Mesa's Request for Consistency Determination of Hive Live Project (3333 Susan Street) and Related General Plan Amendment, Zoning Amendment, and Specific Plan Amendment 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 were present to answer any questions.

Commissioner Beverburg asked a question regarding the square footage of open space before the change. Ms. Drasler responded that she did not have the exact number in front of her but estimated it to be around 50%. Commissioner Klema noted that 14.25 acres equals approximately 620,730 square feet, and with 335,000 square feet of open space still available, the remaining open space is less than 50%.

On a motion by Commissioner Hasselbrink and a second by Commissioner Murphy, the Commission voted 5-0 (Murphy, Beverburg, Klema, Bresnahan, Hasselbrink) in favor of the staff recommendation to find the City of Costa Mesa's Request for Consistency Determination of Hive Live Project (3333 Susan Street) and Related General Plan Amendment, Zoning Amendment, and Specific Plan Amendment consistent with the *AELUP for JWA*.

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

Ms. Fitch presented the staff report for the Costa Mesa Request for Consistency Determination of Victoria Place Master Plan and Related General Plan Amendment and Zoning Amendment 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 were present to answer any questions.

Commissioner Murphy noted that the Planning Commission had recommended denial of the project. He asked if there had been an opportunity to review the Planning Commission's rationale and whether any of it would impact ALUC's analysis. Ms. Fitch responded that none of the issues raised were related to ALUC matters. Most of the discussion focused on the development agreement and other city-related issues, not airport-related concerns.

Chairman Bresnahan asked a question regarding the statement that the project would not penetrate the notification surface of 175. He asked where the 175 came from. Ms. Fitch stated that their GIS person plots and measures the distance, and that was the number provided. She said she would have to look back to see where that calculation came from. She stated that it's a 1 to 100 slope from the runway.

Chairman Bresnahan stated that it looked like it was outside of that. Ms. Fitch replied that it is in the notification area. Chairman Bresnahan stated that to him, it looked like it was in the 200-plus range. Commissioner Murphy stated that it's in the 250 to 300 range, but that doesn't take sea level into account. Ms. Fitch responded that for the conical surface, that is correct, but the notification is a separate calculation. The staff report refers to the imaginary surfaces, which would be penetrated at 290 feet AMSL.

On a motion by Commissioner Murphy and a second by Commissioner Beverburg, the Commission voted 5-0 (Murphy, Beverburg, Klema, Bresnahan, Hasselbrink) in favor of the staff recommendation to find the Costa Mesa Request for Consistency Determination of Victoria Place Master Plan and Related General Plan Amendment and Zoning Amendment consistent with the *AELUP for JWA*.

4. The 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

Ms. Fitch presented the staff report for the 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 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 are present to answer any questions.

Commissioner Beverburg asked about the heliport discussion and how it was removed. He asked if someone wanted to come in and add a heliport, would they have to come back to ALUC. Ms. Fitch answered that the City would not allow it, and a zone change would be required, which would then come back to ALUC.

Chairman Bresnahan stated that the Commission does not approve anything, so his interpretation of the word "approve" is to mean "find consistent," since the Commission does not have approval authority. He asked about the letter that was just dropped off at the meeting and whether there was anyone from the law firm who could go over it. Commissioner Murphy

stated that the notice was received right before the meeting and was just submitted to ALUC. He mentioned that he glanced at the notice, and most of it relates to the council representing the contracting union, which is not something that goes through ALUC. He noted that it does mention ALUC and states that the project is not consistent with the *AELUP*. He asked staff, given they had not had a chance to fully review it, if they were still comfortable with their recommendation. Ms. Fitch responded that, although she had not reviewed the letter, she remained comfortable with her recommendation.

Chairman Bresnahan stated that he agrees nothing in this document will change his mind on this item. He wanted to go over the flight track chart and noted that if you are standing on the parcel, you will be up close and personal with the airplane and single event noise. He stated that he is going to support the staff recommendation.

Commissioner Hasselbrink asked a question pertaining to the notice that was just received and if our attorney is comfortable, due to a lot of points asking if we are consistent. Senior Deputy County Counsel Jeffrey Stock stated that he thinks the Commission should pause for five minutes to review the document and the ALUC issues. As far as determining if its consistent, he will leave that up to the Commission. He stated that in terms of what it addresses, it does talk a little bit about EIR's safety, and noise standards. He stated that we are looking at it from the lens of safety and noise standards, and it was properly addressed in the staff report. Commissioner Hasselbrink understood and asked if it's fair for the Commission to read through it and make a determination when this letter was just received.

Commissioners and Alternates took a five-minute break to review the letter.

Commissioner Murphy asked staff if, after reviewing the letter, the staff recommendation had changed. Ms. Fitch stated that it had not, but she would like to go over a couple of points. On page ten, regarding the helicopter overflight, she explained that the flight tracks we receive include all flights in and out of John Wayne Airport, so helicopters would be depicted in these exhibits. She further noted that, further down the page, the letter urges ALUC to find the project inconsistent to reduce the number of units. However, ALUC does not address that, as the City has local land use authority. Based on her review regarding safety, noise, and height, she stated that the project is consistent with the *AELUP*.

Commissioner Hasselbrink asked staff about a statement on page nine, which claims the project is inconsistent with the *AELUP*. Ms. Fitch responded that they are entitled to their opinion, but staff's recommendation remains that the project is consistent. Commissioner Beverburg stated that he agrees with County Counsel regarding the EIR, noting that ALUC's role is only to read and consider it. He also mentioned that the letter discusses overflight and the willingness to post a notice in public spaces. He stated that he does not agree with the claim of inconsistency.

On a motion by Commissioner Hasselbrink and a second by Commissioner Murphy, the Commission voted 5-0 (Murphy, Beverburg, Klema, Bresnahan, Hasselbrink) in favor of the staff recommendation to find the 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 consistent with the *AELUP for JWA*.

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

Ms. Drasler presented the staff report for the City of Santa Ana Request for Consistency Determination of Village Santa Ana Specific Plan and recommended that the Commission find the proposed project inconsistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)*. She noted that members of the City staff were present to answer any questions and additionally a consultant from the City is here to give a presentation.

Commissioner Murphy stated that the Planning Commission isn't going to hear this item until August, and usually we want to see projects after the Planning Commission has reviewed them and before they go to City Council. The reason is because the Planning Commission may make substantial changes to the project, so the project we are evaluating now may not be the same one—so why are we reviewing it? Ms. Fitch stated that we received the submittal, and it was complete as far as the information needed to make the recommendation. The *AELUP* states that the Commission requests projects be submitted after Planning Commission and before City Council legally, but it's a request. It was deemed complete, and therefore we brought it forward.

Mr. Stock added that there is no law or required order of operations, but in the event the City went to the Planning Commission and the Commission requested changes, the project would come back to ALUC. Commissioner Klema asked if language could be added to our response making it a condition that the project would have to return to ALUC. Mr. Stock stated that this would be a condition for ALUC to adopt internally, not something to include in the response language. Commissioner Hasselbrink added that she was concerned because the buildings were exceeding the horizontal surface.

Nick Johnson from Johnson Aviation gave a presentation on behalf of the project. There was discussion between Mr. Johnson and the Commissioners regarding the FAA findings, noting that the FAA is focused solely on the navigation of aircraft and does not consider safety and noise—which is why ALUC exists, as there is much more to consider.

On a motion by Commissioner Hasselbrink and a second by Commissioner Murphy, the Commission voted 4-0 (Murphy, Beverburg, Bresnahan, Hasselbrink) in favor of the staff recommendation to find the Santa Ana Request for Consistency Determination of Village Santa Ana Specific Plan inconsistent with the *AELUP for JWA*. Commissioner Klema abstained.

6. Administrative Status Report:

Ms. Fitch stated that this includes correspondence to and from ALUC from the past meeting. She said that one item to note was that we provided a response to the City of Newport Beach regarding the intent to overrule on the Housing Opportunity Overlay and Caltrans also submitted a letter supporting ALUC Staff Report.

Commissioner Klema stated that he was a little undecided in his vote for Agenda Item No. 5. He mentioned that he didn't say 'yeah' or 'nay,' but assumed that by not saying 'nay,' it automatically counted as a 'yeah.' Mr. Stock stated that we need to be clearer moving forward. Several examples of abstaining were discussed among the Commission to emphasize appropriate reasons for abstaining.

Commissioner Murphy, Beverburg and Chairman Bresnahan went into detail about the Commission's responsibility being much broader than what the FAA analyze.

7. Status of Determinations of Inconsistency:

Ms. Fitch reported on the City of Newport Beach City Counsel overruled the Housing Opportunity Overlay that was reviewed by your Commission in March.

8. Items of Interest to the Commissioners:

There were no items of interest from the Commissioner.

9. 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 5:33 p.m. The next meeting is scheduled for July 17, 2025.