



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

MINUTES OF SPECIAL MEETING

August 7, 2025

PLACE: County Conference Center
425 W. Santa Ana Blvd
Santa Ana, California 92701

TIME: Special Meeting called to order at 4:00 p.m. by Chairman
Bresnahan

COMMISSIONERS PRESENT: Gerald Bresnahan, Stephen Beverburg, Alan Murphy,
Shelley Hasselbrink
Alternate Commissioners Present: Patricia Campbell,
Emily Hibard, Shareen Young (arrived at 4:32 p.m.),

COMMISSIONERS ABSENT: Mike Carroll, Joseph Klema

STAFF PRESENT: 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:

Chairman Bresnahan introduced and welcomed Commissioner Carroll's new Alternate, Emily Hibard.

APPROVAL OF MINUTES:

Commissioner Murphy moved to approve the July 17, 2025, meeting minutes, and Commissioner Beverburg seconded the motion. Commissioner Hasselbrink abstained because she was not present at the July 17, 2025, meeting. The approval of the minutes was postponed until after Alternate Young arrived. After Agenda Item 2, the Commission voted 4-0 (Bresnahan, Beverburg, Murphy, Young) to approve the minutes.

NEW BUSINESS:

1. The City of Seal Beach Revised 2021-2029 Housing Element Update and Associated Changes to the Zoning Code and Main Street Specific Plan

Contract Planner, Debbie Drasler, presented the staff report for the Seal Beach Revised 2021-2019 Housing Element Update and Associated Changes to the Zoning Code and Main Street Specific Plan and recommended that the Commission find the proposed project inconsistent with the *AEUP for JFTB Los Alamitos*. She noted that members of the City staff were present to answer any questions.

Commissioner Murphy requested confirmation that the Old Ranch Country Club pipeline site was not being considered at today's meeting. Ms. Drasler confirmed that the pipeline project is noted in the Housing Element, but it is not under consideration at this time and that it will return to the ALUC as a Specific Plan in the future. Chairman Bresnahan asked if the City's staff wished to comment on the project.

Seal Beach Planning Manager, Shuan Temple, explained that the City must demonstrate how it can meet its Regional Housing Needs Assessment (RHNA) allocation in the Housing Element. In addition to identifying sites that would need rezoning, the Housing Element also identifies sites that have potential for housing development but are underutilized, and sites where projects are pending. Mr. Temple clarified that no action is currently being taken on underutilized sites or upcoming projects. He noted that the Old Ranch Country Club is considered a pipeline project, because it is included in the total number of units the City could potentially achieve by 2029, and that any future actions would occur through a Specific Plan which would return to the ALUC for review. Regarding Site 2 at Leisure World, he stated that the site has been identified as having potential for housing, but the City is not taking action on it at this time.

On a motion by Commissioner Hasselbrink and a second by Commissioner Murphy, the Commission voted 5-0 (Murphy, Beverburg, Bresnahan, Hasselbrink, Hibard) to support the staff recommendation to find the City of Seal Beach Revised 2021-2029 Housing Element Update and Associated Changes to the Zoning Code and Main Street Specific Plan inconsistent with the *AEUP for JFTB Los Alamitos*.

2. The City of Newport Beach Snug Harbor Surf Park at 3100 Irvine Avenue (General Plan Amendment)

Ms. Drasler presented the staff report for the General Plan Amendment for the Newport Beach Snug Harbor Surf Park at 3100 Irvine Avenue and recommended that the Commission find the proposed project inconsistent with the *Airport Environs Land Use Plan for John Wayne Airport (AEUP for JWA)*. She noted that City staff were present to answer questions and that a consultant for the project would like to give a presentation.

Nick Johnson, representing the project applicant, indicated that the project is a recreational use replacing a recreational use, and that, by design, it is compatible with the objectives of the AEUP. He stated that the project and the associated commercial and industrial uses would have similar operating hours as the airport and that the athlete accommodations would be sound

attenuated. Regarding safety, he disagreed with the ALUC staff report characterization of the area as suburban and thought that the calculation of occupancy was overstated. In his opinion, the area is clearly urban and in urban use. Within urban areas, Zone 4 would allow up to 696 people per acre, and in Zone 2 which is primarily maintenance and parking, up to 463 people are allowed. He referred to the FAA Determinations of No Hazard regarding the light standards, but that ALUC staff referred to height as one of the key reasons that the project is found inconsistent. He also referred to the flight track exhibits and that most overflight is to the east of the project site.

Chair Bresnahan asked how many people are anticipated at the facility. Mr. Johnson replied that the number would be within the limits allowed in the safety zones. Shawna Schaffner, representing the project applicant, commented that Safety Zone 6 is unregulated, and that is where the clubhouse and concentration of public uses would be.

Commissioner Murphy noted that Zone 6 is unregulated only in an urban environment, not in a suburban area, and that the property and surrounding area does not appear to be urban. He pointed out that there is a golf course on two sides of the site, some low-density business parks, and mostly residential development and even an equestrian residential area. He believes that the existing environment classifies the location as suburban, and as a suburban area, there would be limitations on the number of people allowed.

Ms. Schaffner acknowledged that there is an equestrian-residential area, but she stated that adjacent to the site is multi-story commercial office buildings, which is why they considered it to be an urban area. She added that, for suburban areas, the standard is 1,200 people but that they are not assuming 1,200 will be at the site at any one time, which can be substantiated by the traffic analysis.

Commissioner Murphy followed up on Chairman's earlier question about how many people will be on the site during surf contests and events. Ms. Schaffner replied that special events are assumed to have 1,500 people at the site. Chairman Bresnahan inquired about maximum capacity, and Ms. Schaffner replied that it would be less than 2,000 people but that at certain hours the turnout could be higher, but she could not provide a precise number since detailed capacity planning has not yet been finalized.

There were no comments from the public. Chairman Bresnahan noted for the record that a group had asked about submitting written comments to be read into the record, but none were received.

Commissioner Murphy moved to support the staff recommendation and Alternate Young seconded.

Commissioner Beverburg commented that the approach during Santa Ana conditions, and departures during regular conditions, have accident potential at the site. He indicated that he was not comfortable having that many people present, and that they would not be able to move out of the way quickly if something was coming.

Commissioner Murphy agreed with Commissioner Beverburg, adding that the density is too high. He had read Mr. Johnson's report which went into great detail in all the ALUC subject

areas except for density, which he feels is the key issue. He conveyed that he was not swayed by the report or by what was said at the meeting to indicate that the site should be considered urban rather than suburban. He is familiar with the area and has worked there for 40 years. He stated that there was not an analysis about density and that is why he agrees with staff and supports the recommendation to find the project inconsistent with the AELUP.

Commissioner Hasselbrink commented that the Commission is saying that open space is too dense, and that this is not residential use. She asked, from a city's perspective, what use could the City do with the land. Chairman Bresnahan replied that it could remain as it is now. Commissioner Murphy added that it could remain as a golf course or other recreational uses that are less intensive, but that it could certainly not be residential. He added that areas next to airports are a challenge to develop.

Chairman Bresnahan emphasized that the reason for the safety protection zones is for the best use in that location to be one with very few people per acre similar to the existing golf course. There was additional discussion amongst the Commissioners about compatible uses.

The Commission voted 5-1 (Murphy, Beverburg, Bresnahan, Young, Hibard in favor; Commissioner Hasselbrink opposed) to support the staff recommendation to find the City of Newport Beach General Plan Amendment for the Snug Harbor Surf Park at 3100 Irvine Avenue inconsistent with the *AELUP for JWA*.

3. Administrative Status Report:

Ms. Drasler stated that the item includes ALUC correspondence since the past meeting.

4. Status of Determination of Inconsistency:

Ms. Drasler stated that on July 15, 2025, the City of Santa Ana provided a Notice of Intent to Overrule the ALUC on the June 19, 2025 inconsistency finding on the Village Santa Ana project.

5. Items of Interest to the Commissioners:

There were no items of interest from the Commissioner.

6. 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 5:08 p.m. The next meeting scheduled for August 21, 2025, will be cancelled because no projects have been submitted. The next meeting after that is scheduled for September 18, 2025.