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# **AIRPORT LAND USE COMMISSION**

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**FOR ORANGE COUNTY**

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## **MINUTES OF REGULAR MEETING**

**March 19, 2026**

- 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,  
Shelley Hasselbrink  
Alternate Commissioners Present: Patty Campbell,  
Emily Hibard, Shareen Young
- COMMISSIONERS ABSENT:** Mike Carroll, Alan Murphy
- STAFF PRESENT:** Julie Fitch, Executive Officer  
August McNab, Land Use Planning Manager  
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 August McNab is the new Staff Planner for the Airport Land Use Commission and Chairman Bresnahan welcomed him. Chairman Bresnahan reminded Commissioners and Alternates that Form 700 filings are due by April 1, 2026, and requested that Commissioners should appoint an Alternate if they currently do not have one.

### **APPROVAL OF MINUTES:**

Commissioner Hasselbrink moved to approve the August 7, 2025, meeting minutes, and Alternate Young seconded the motion. The Commissioners voted 5-0 (Bresnahan, Beverburg, Hasselbrink, Hibard, Young) to approve the minutes.

## **NEW BUSINESS:**

### 1. City of Newport Beach Comprehensive General Plan Update (PA2022-080)

Executive Officer Julie Fitch presented the staff report for the City of Newport Beach Comprehensive General Plan Update (PA2022-080) and recommended that the Commission find the proposed project consistent with the *Airport Environs Land Use Plan for Heliports* and inconsistent with the *Airport Environs Land Use Plan for John Wayne Airport*. She stated that the City was present to answer any questions.

Commissioner Klema mentioned the difference between Exhibits 3A and 3B with the dashed line showing what Newport Beach is using, and the solid line showing the AELUP contours, and asked staff whether this illustrates why it is not consistent. Ms. Fitch confirmed that it is a reason for inconsistency.

Jim Mosher, resident of Newport Beach, addressed the Commission. He stated that the City was proposing to use noise contours in its General Plan Update that are different from those in the AELUP and that this could support a finding of inconsistency. He mentioned that the City's Noise Element failed to present both current and projected future noise contours as encouraged or possibly required by the State guidelines. He mentioned the JWA 2025 contours which were just posted yesterday. He suggested that the 1985 contours include a mix of aircraft that is no longer in service and that the 2014 Settlement Agreement contours may be overly-optimistic.

Ben Zdeba, Newport Beach Acting Deputy Community Development Director, addressed the Commission. He stated that the item was intended as a comprehensive and balanced update to the City's General Plan, the first since 2006, and was not intended to change land use patterns, increase density, or increase development intensity. He acknowledged and respected staff's recommendations and thanked ALUC staff for their coordination and assistance during the review process.

Commissioner Beverburg mentioned that recommendations have not typically been split between consistent and inconsistent and asked whether separating the two outcomes could cause an issue. Jeffrey Stock, Senior Deputy County Counsel, confirmed that it would not.

On a motion by Commissioner Klema and a second by Commissioner Hasselbrink, the Commission voted 5-0 (Bresnahan, Beverburg, Klema, Hasselbrink, Hibard) to find the Newport Beach Comprehensive General Plan Update (PA2022-080) to be consistent with the *Airport Environs Land Use Plan for Heliports* and inconsistent with the *Airport Environs Land Use Plan for John Wayne Airport*.

### 2. City of Westminster Citywide Zoning and General Plan Update

Staff Planner August McNab presented the staff report for the City of Westminster Citywide Zoning and General Plan Update. He recommended that the Commission find the proposed project consistent with the *AELUP for JFTB Los Alamitos*. He stated that the City's staff is present to answer questions.

Commissioner Hasselbrink asked if this is being brought forward because Westminster is in the notification area, and Mr. McNab confirmed that it is. Alternate Campbell referred to an older map to show how things have changed over time, including past development near the runway. Commissioner Beverburg said the noise contour should stay centered between them and not shift, noting that things change over time.

Stephanie Tomaino, contract planner for the City of Westminster, addressed the Commission. She stated that this was the first application she had submitted to ALUC, and thanked Ms. Fitch and Mr. McNab for meeting with the City and helping staff navigate the referral process. She explained that the overall intent of the project was economic development, reinvestment, and revitalization of underutilized commercial corridors, including Beach Boulevard and Westminster Boulevard, while also creating additional housing opportunities and development flexibility.

On a motion by Commissioner Hasselbrink and a second by Commissioner Beverburg, the Commission voted 5-0 (Bresnahan, Beverburg, Klema, Hasselbrink, Hibard) to find the Westminster Citywide Zoning and General Plan Update consistent with the *AELUP for JFTB Los Alamitos*.

### 3. Administrative Status Report:

Ms. Fitch mentioned the John Wayne Airport Air Academy program which is seven-week behind-the-scenes course offered free of charge to members of the public. She explained that the program includes information on multiple airport disciplines and that ALUC staff typically participates in one of the sessions. Applications will be accepted through March 31. Commissioner Klema stated that he had attended a prior session and found it valuable.

Ms. Fitch noted the correspondence with the City of Santa Ana and stated that the City did not have a draft zoning code available, which would be necessary for ALUC's review. She noted that in addition to the written correspondence, ALUC staff held Teams meetings and had phone calls with City staff and coordinated with legal counsel in an effort to move the matter forward.

Chairman Bresnahan mentioned a John Wayne Airport letter the City of Newport Beach regarding the Snug Harbor project. Ms. Fitch explained that the JWA letter to the City's Planning Commission was included in the agenda packet, but that the JWA letter to the City Council was inadvertently left out of the packet and placed on the table for the Commissioners and for the public. Chairman Bresnahan asked about the current status of the Snug Harbor project. Ms. Fitch replied that although ALUC had previously found the project inconsistent and the City had overruled that determination, the City Council later rescinded the General Plan Amendment for the project after a petition gathered enough signatures to place the matter on

the ballot. She clarified that the General Plan Amendment was required because the project proposed a substantial increase in square footage, and that a scaled-down alternative analyzed in the EIR could potentially proceed within the existing General Plan framework. In that case, the project could proceed without returning to ALUC.

4. Status of Determinations of Inconsistency:

Ms. Fitch provided an update on the status of projects found inconsistent. She reported that the Seal Beach Housing Element Update, which had been found inconsistent at the August 7, 2025 meeting, was overruled by the City on October 30, 2025. The Newport Beach Snug Harbor project was overruled by the City on October 28, 2025, and the Santa Ana Village Specific Plan had been overruled in September. Chairman Bresnahan asked whether overruled findings were still reviewed for legal sufficiency. Mr. Stock responded that the City findings received to date, although conclusory, met the applicable statutory requirements.

5. Items of Interest to the Commissioners:

Alternate Campbell announced that this would be her last meeting as an ALUC Alternate. She reflected on her long service with the Commission beginning in 1998 as a regular member, later serving as an alternate, and working with former Commissioner Harry Dodson. She stated that she had enjoyed her service and had made many good friends through the Commission. Commission members thanked Alternate Campbell for her years of service and noted their appreciation for her contributions.

Chairman Bresnahan requested that staff arrange for a future presentation from the Airport's noise abatement staff, noting that it had been some time since the Commission had received a detailed update and that newer members would benefit from a presentation followed by questions and answers.

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 4:52 p.m. The next meeting is scheduled for April 16, 2026.