



# **AIRPORT LAND USE COMMISSION**

---

**FOR ORANGE COUNTY**

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

## **MINUTES OF REGULAR MEETING**

**April 16, 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, Alan Murphy,  
Joseph Klema  
Alternate Commissioners Present: Emily Hibard
- COMMISSIONERS ABSENT:** Mike Carroll, Shelley Hasselbrink
- 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 the Board of Supervisors had reappointed Commissioner Joe Klema for a four-year term, and that Chairman Gerald Bresnahan had been reappointed by the managers of the public airports (John Wayne Airport and Fullerton Municipal Airport), for the same four-year term.

### **APPROVAL OF MINUTES:**

Commissioner Beverburg moved to approve the March 19, 2026 meeting minutes, and Commissioner Klema seconded the motion. The Commissioners voted 4-0 (Bresnahan, Beverburg, Klema, Hibard) to approve the minutes.

**NEW BUSINESS:**

1. Appointment of Commissioner Representing the General Public

Executive Officer Julie Fitch stated that the current term of the Commissioner representing the General Public, presently held by Stephen Beverburg, is set to expire on May 4, 2026. In accordance with the Public Utilities Code, the Commission is required to nominate and appoint a Commissioner to serve a new four-year term. Chairman Bresnahan nominated Commissioner Beverburg for reappointment, and Commissioner Murphy seconded the nomination. The Commission voted 4-0 (Bresnahan, Murphy, Klema, Hibard) to appoint Stephen Beverburg as Commissioner representing the General Public for the term ending May 6, 2030.

2. City of Newport Beach Newport Place Planned Community (PC-11) Development Plan Amendment related to Affordable Housing Percentage in Residential Overlay (PA2025-02196)

Staff Planner August McNab presented the staff report for the Newport Place Planned Community (PC-11) Development Plan Amendment related to Affordable Housing Percentage on Residential Overlay (PA2025-0196). He recommended that the Commission find the proposed project inconsistent with the *AELUP for JWA*. He stated that the City's staff was present to answer questions and there had been one public comment letter received on this project.

Commissioner Murphy stated that he did not think that the Commission had a concern with the affordability percentages or the number of units available at what levels, but that the basic problem is that the underlying plan in place which was found inconsistent remains in place and remains inconsistent. He stated that he believes that the staff recommendation is appropriate and that he would not want approval of the current amendment to be construed as approval of the broader plan that the Commission had previously rejected.

Commissioner Beverburg stated that he was concerned with the wedge at the north end of the site where a hotel is identified. He noted that the flight tracks show aircraft below 500 feet crossing that area and stated that, unless the hotel were limited to a single story, a multi-story building in that location would not likely be acceptable and should be reconsidered.

On a motion by Commissioner Murphy and a second by Commissioner Beverburg, the Commission voted 5-0 (Bresnahan, Beverburg, Klema, Murphy, Hibard) to find the City of Newport Beach Newport Place Planned Community (PC-11) Development Plan Amendment related to Affordable Housing Percentage on Residential Overlay (PA2025-0196) inconsistent with the *AELUP for JWA* Section 2.1.1 Aircraft Noise; Section 2.1.2 Safety Compatibility Zones; Section 2.1.4, and PUC Section 21674; and Section 3.2.1 General Policy.

Commissioner Beverburg inquired about the inclusion of a 30-year affordability requirement for housing units, noting this was the first instance he recalled where a time restriction was applied to maintain affordability. He asked whether such requirements would become standard

practice in future developments. Newport Beach Principal Planner, David Lee, responded that time-limited affordability requirements are a common and established practice and are expected to continue. Commissioner Beverburg expressed support for maintaining long-term affordability requirements.

3. Administrative Status Report:

Ms. Fitch stated that the administrative report includes correspondence to and from the ALUC office and offered to address any questions from the Commission. There were none.

4. Status of Determinations of Inconsistency:

Ms. Fitch provided an update on projects previously found inconsistent. She reported that a notice of intent to overrule the Newport Beach inconsistency determination from the prior month had not yet been received but indicated that one is anticipated.

5. Items of Interest to the Commissioners:

There were no items of interest from the Commissioners.

6. Items of Interest to the Public:

Jeff Sibley, Airfield Manager for Los Alamitos Army Airfield (LAAAF), along with Michael Fish, Airfield Operations Officer, delivered a presentation regarding the airfield's operational history, current procedures, accident potential zones, and future operational planning considerations. Mr. Sibley emphasized that the presentation was informational only and was not a decision item.

Mr. Sibley provided an overview of recent waivers approved through Army aeronautical channels to formalize the airfield's typical south arrival and south departure procedures for its primary IFR runway, Runway 22L. He explained that the procedures direct aircraft away from Long Beach airspace by turning over the Seal Beach Naval Weapons Station/golf course area to avoid more populated areas.

Mr. Fish provided an overview of clear zones and accident potential zones (APZs), including how prior development and land use changes around the airfield have affected the standard Clear Zone and APZ configuration. The Commission discussed historical development near the airfield, prior noise concerns, surrounding land uses, and changes in flight procedures over time. They discussed potential compatibility issues associated with future redevelopment near the airfield, and how the AELUP addresses applicable standards.

Former Alternate Patty Campbell provided a historical overview of the base and its development.

Commissioner Murphy inquired about the status and timeline of the updated study and Mr. Fish replied that a request had been submitted and was progressing through the California Army National Guard and Department of the Army review process. Commissioner Murphy requested that ALUC staff remain in communication and provide periodic updates to the Commission.

Commissioner Klema asked if the base offers tours, and Mr. Fish responded that tours are available with prior approval. Chairman Bresnahan stated that a tour of the base would be beneficial and requested that a tour be coordinated through Ms. Fitch. Senior Deputy County Counsel Jeff Stock noted that Brown Act considerations would apply. Ms. Fitch confirmed that staff will continue to coordinate with Los Alamitos Army Airfield representatives and would coordinate with County Counsel regarding whether an AELUP update may be necessary and how such an update would be funded.

Chairman Bresnahan and the other Commissioners thanked Mr. Sibley and Mr. Fish for their time and agreed that the presentation was very helpful.

**ADJOURNMENT:**

There being no further business before the Commission, the meeting was adjourned at 5:23 p.m. The next meeting is scheduled for May 21, 2026.