



AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY
3160 Airway Avenue Costa Mesa, CA 92626 (949) 252-5170 Fax (949) 252-6012

**REGULAR MEETING OF THE
AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY**

May 21, 2026

PLEASE NOTE LOCATION

TIME: 4:00 p.m. PLACE: John Wayne Airport
3160 Airway Avenue
SUBJECT: Regular Meeting Costa Mesa, CA 92626
Airport Commission Hearing Room

NOTICE

PERSONS ADDRESSING THE COMMISSION ARE REQUESTED TO GIVE THEIR NAMES AND ADDRESSES FOR THE RECORD.

EXCEPT AS OTHERWISE PROVIDED BY LAW, NO ACTION WILL BE TAKEN ON ANY ITEM NOT APPEARING IN THE FOLLOWING AGENDA. THE RECOMMENDED ACTIONS STATED IN THE AGENDA ITEM OR UNDERLYING STAFF REPORTS SIMPLY REFLECT THE RECOMMENDATION OF THE COMMISSION STAFF AND THE DISCUSSION AND ACTION TAKEN BY THE COMMISSION MAY DEVIATE THEREFROM.

AT THE CONCLUSION OF THE MEETING ON ITEMS LISTED IN THIS AGENDA, MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION.

ALL SUPPORTING DOCUMENTATION IS AVAILABLE FOR PUBLIC REVIEW IN THE EDDIE MARTIN ADMINISTRATION BUILDING LOCATED AT 3160 AIRWAY AVENUE, COSTA MESA, CA 92626 DURING REGULAR BUSINESS HOURS, 8:00 A.M. – 5:00 P.M. MONDAY THROUGH FRIDAY. AGENDA ITEMS ARE ALSO AVAILABLE BY CALLING (949) 252-5170 OR ONLINE AT <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

TO REQUEST A REASONABLE ACCOMMODATION UNDER THE AMERICANS WITH DISABILITIES ACT, OR TO REQUEST TRANSLATION OR INTERPRETATION ASSISTANCE, PLEASE NOTIFY JOHN WAYNE AIRPORT AT LEAST 72 HOURS PRIOR TO THE MEETING AT 949-252-5170 OR ALUCINFO@OCAIR.COM.

AGENDA

ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

APPROVAL OF MINUTES

Meeting of April 16, 2026

Commissioners Present: Gerald Bresnahan, Stephen Beverburg, Alan Murphy, Joseph Klema

Alternate Commissioners Present: Emily Hibard

Commissioners Absent: Mike Carroll, Shelley Hasselbrink

NEW BUSINESS

1. Election of Officers

In accordance with Section 4.1 of the Commission's Bylaws, annually at the first regular meeting of the Commission held in May, the members of the Commission shall elect a Chairman and a Vice Chairman to serve one year and until the election of their successors.

Recommendation:

Elect Chairman and Vice Chairman.

2. City of Buena Park General Plan Amendment (Land Use Map) and Zoning Map Amendment for a 281-Unit Three and Four-Story Semi-Attached Residential Development at 5600 Beach Boulevard.

The City of Buena Park has submitted a General Plan Amendment (Land Use Map) and Zoning Map Amendment for a 281-Unit Three and Four-Story Semi-Attached Residential Development at 5600 Beach Boulevard for consistency with the *AELUP for FMA*.

Recommendation:

That the Commission find the proposed City of Buena Park General Plan Amendment (Land Use Map) and Zoning Map Amendment for a 281-Unit Three and Four-Story Semi-Attached Residential Development at 5600 Beach Boulevard, consistent with the *AE LUP for FMA*.

3. Administrative Status Report

Receive and file various administrative activities/issues and Commission correspondence since the last meeting.

4. Status of Determinations of Inconsistency

- a) City of Newport Beach Comprehensive General Plan Update (PA2022-080)
 - Found Inconsistent on March 19, 2026
 - Newport Beach NOI to Overrule ALUC received on April 29, 2026
 - ALUC Comments due May 28, 2026

- b) City of Newport Beach Newport Place Planned Community (PC-11) Development Plan Amendment related to Affordable Housing Percentage in Residential Overlay (PA2025-0196)
 - Found Inconsistent on April 16, 2026
 - Newport Beach NOI to Overrule ALUC received on May 13, 2026
 - ALUC Comments due June 12, 2026

5. Items of Interest to the Commissioners

Commissioners may comment on agenda or non-agenda matters, and ask questions of or give direction to staff, provided that no action may be taken on off-agenda items.

6. Items of Interest to the Public

Members of the public may address the Commission regarding any item within the subject matter jurisdiction of the Airport Land Use Commission provided that no action may be taken on off-agenda items unless authorized by law.

ADJOURNMENT

Next Regular Meeting: June 18, 2026