



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**

July 16, 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 May 21, 2026

Commissioners Present: Stephen Beverburg, Alan Murphy, Joseph Klema, Shelley Hasselbrink

Alternate Commissioners Present: Emily Hibard, Schelly Sustarsic

Commissioners Absent: Gerald Bresnahan, Mike Carroll

NEW BUSINESS

1. City of Newport Beach 1300 Dove Townhomes Project (PA2025-0170)

Carried over from the June 18, 2026, ALUC adjourned meeting

The City of Newport Beach has submitted the 1300 Dove Townhomes Project (PA2025-0170) for a consistency determination with the *AELUP for JWA*. The proposed project would add the 6.5-acre project site to the Housing Opportunity Overlay Zoning District for the Airport Area Environs Area (HO-1 Overlay) which would allow for a lower residential density than the current density standard for the project site.

Recommendation:

That the Commission find the proposed City of Newport Beach 1300 Dove Townhomes Project (PA2025-0170) consistent with the *AELUP for JWA*.

2. City of Costa Mesa Fairview Developmental Center Specific Plan (FDCSP)

The City has submitted a new Fairview Developmental Center Specific Plan (FDCSP) for a consistency determination with the *AELUP for JWA*. The proposed project would include a General Plan Amendment and a Zoning Code Amendment.

Recommendation:

That the Commission find the proposed City of Costa Mesa Fairview Developmental Center Specific Plan (FDCSP) consistent with the *AELUP for JWA*.

3. City of Costa Mesa Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation

The City of Costa Mesa has submitted Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation for a consistency determination with the *AELUP for JWA*. The proposed project would include Zoning Code Amendments, General Plan Amendments, and three Specific Plan Amendments to related to Housing Element Implementation and the Mixed Use Overlay District.

Recommendation:

That the Commission find the proposed City of Costa Mesa Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation inconsistent with the *AELUP for JWA* Sections 2.1.1 Aircraft Noise; Section 2.1.2 Safety Compatibility Zones; Section 3.2.1 General Policy; Section 3.2.3 Noise Impact Zone 1; and Section 3.2.5 Runway Protection Zone.

4. Administrative Status Report

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

5. 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 submitted May 28, 2026
- Newport Beach City Council Overrule (7-0) on June 23, 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 submitted on June 11, 2026
- Scheduled for City Council Public Hearing on July 14, 2026

6. 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.

7. 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: August 20, 2026