

**DRAFT**



**AIRPORT LAND USE COMMISSION**  
**FOR ORANGE COUNTY**

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**MINUTES OF REGULAR MEETING**

**May 21, 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 Vice  
Chairman Beverburg
- COMMISSIONERS PRESENT:** Stephen Beverburg, Alan Murphy, Joseph Klema, Shelley  
Hasselbrink  
Alternate Commissioners Present: Emily Hibard, Schelly  
Sustarsic
- COMMISSIONERS ABSENT:** Gerald Bresnahan, Mike Carroll
- 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:** Commissioner Beverburg led all present in the Pledge of  
Allegiance

**ANNOUNCEMENTS:**

Executive Officer Julie Fitch announced that Schelly Sustarsic was appointed by Chairman Bresnahan as his Alternate and noted that she previously served as a Commissioner for several years.

**APPROVAL OF MINUTES:**

Alternate Schelly Sustarsic noted that Item 1 should reflect the year 2026 rather than 2006. Executive Officer Julie Fitch indicated that the draft will be corrected prior to finalizing the minutes. Commissioner Klema mentioned that some of the right-justified text appeared to be

formatted incorrectly online. Ms. Fitch responded that staff would look into the issue. Commissioner Murphy moved to approve the April 16, 2026, meeting minutes with the correction, and Alternate Hibard seconded the motion. The Commissioners voted 4-0 (Beverburg, Murphy, Klema, Hibard) to approve the minutes.

## NEW BUSINESS:

### 1. Elections of Officers

Commissioner Beverburg noted that because this was the first meeting in May, the Commission is required to hold elections for Chairman and Vice Chairman. He asked for nominations for Chairman of Airport Land Use Commission. Commissioner Murphy nominated and motioned to elect current Chairman Bresnahan to serve as Chairman for the coming year. Commissioner Klema seconded the motion, and the Commission voted 6-0 (Beverburg, Murphy, Klema, Hasselbrink, Hibard, Sustarsic) to reelect Commissioner Bresnahan as Chairman.

Commissioner Beverburg called for nominations for Vice Chairman of Airport Land Use Commission. Commissioner Klema nominated and motioned to elect current Vice Chairman Beverburg to serve as Vice Chairman for the coming year. Commissioner Hasselbrink seconded the motion, and the Commission voted 5-0 (Murphy, Klema, Hasselbrink, Hibard, Sustarsic) to reelect Commissioner Beverburg as 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

Staff Planner August McNab presented the staff report for the 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. He recommended that the Commission find the proposed project consistent with the Airport Environs Land Use Plan for Fullerton Municipal Airport (*AE LUP for FMA*). He stated that City of Buena Park Senior Planner Ian McAleese was present to answer questions.

Commissioner Beverburg asked Mr. McAleese about the location of the KFI Radio Tower and Mr. McAleese replied that the tower was in La Mirada which is West of the site.

On a motion by Commissioner Murphy and a second by Commissioner Hasselbrink, the Commission voted 6-0 (Beverburg, Murphy, Klema, Hasselbrink, Hibard, Sustarsic) to find the 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:

Ms. Fitch stated that the administrative report includes correspondence to and from the office and she offered to address any questions from the Commission.

Commissioner Murphy mentioned the correspondence to the City of Santa Ana regarding development in the Hutton Centre area near MacArthur Boulevard and Main Street. He stated that the area had previously been of concern to the airport and ALUC and noted that there had been an aviation easement in the area granted to the County. He asked staff to ensure that these considerations would be reviewed as part of the project and other projects in the area. Ms. Fitch responded that staff would look further into the matter.

Commissioner Murphy stated that many years ago the City had proposed modifications in the area which raised concerns because a building constructed in the mid-1980s had negatively impacted the airport's secondary instrument approach. He noted that the property owners were responsive and that there was not an issue with what they were proposing, but they wanted to ensure that future development would not exceed agreed-upon height limitations. He stated that the property owners granted airspace rights as part of an aviation easement to the airport to prevent future development from encroaching into that airspace. He noted that Ms. Fitch had agreed to research the matter to ensure that the information is preserved, as it provides the ability to maintain control should future development impact airport operations.

### 4. Status of Determinations of Inconsistency:

Ms. Fitch provided an update on projects previously found inconsistent. She stated that ALUC had recently received Notices of Intent to Overrule from the City of Newport Beach related to two prior projects. She stated that comments were due the following week on one item and on June 12, 2026 for the other, and that staff was preparing comment letters. She mentioned that Caltrans had already provided comments supporting ALUC's determinations, and that Caltrans did not believe the City had provided sufficient evidence to overrule. Ms. Fitch stated that the Caltrans comments would be included in next month's agenda materials.

Commissioner Klema asked about the Caltrans jurisdiction and why they would provide comments. Ms. Fitch explained that Caltrans has an aeronautics division that assists with implementation of portions of the Public Utilities Code and publishes the California Airport Land Use Planning Handbook, which ALUC relies on for guidance regarding safety zones and other compatibility issues. She stated that when cities intend to overrule ALUC determinations, they are required to provide notice to both ALUC and Caltrans, and that Caltrans also provides comments to the city.

Commissioner Murphy stated that City letters to ALUC are required to include draft resolutions if the City Council is being asked to adopt one. He noted that for the first time the City is addressing the issue of the noise contour versus what ALUC is currently using. He stated that he hoped County Counsel was looking at that closely, and Senior Deputy County Counsel Jeffrey Stock replied that yes, Counsel reviews the resolutions.

Commissioner Murphy asked about the Newport Beach surf park and if it has gone away because it has been affected by the City's Greenlight issue. He stated that recent media coverage suggested that substantial residential development may be proposed instead. Ms. Fitch stated that she had seen an article about residential development in the area that was included in Newport Beach's Housing Element, which may be located further south than the surf park site. She stated that the article addressed the Coastal Commission's approval of changes to the City's Coastal Plan related to housing. Ms. Fitch stated that, as she understood it, the developer could still pursue a surf park, although it would likely be smaller in scope because the City had rescinded approval of the General Plan Amendment granting higher density. She stated that staff had not received official word that the developer would or would not proceed.

Commissioner Murphy asked whether a smaller project would have to return to ALUC. Mr. Stock stated that it would, but Ms. Fitch clarified that if the project fits within the existing General Plan, it would not return to ALUC because the prior ALUC review was triggered by a General Plan Amendment to increase density or square footage. She stated that formal ALUC review is triggered by a General Plan Amendment, Zoning Code Amendment, or Specific Plan Amendment. Commissioner Murphy wanted to confirm that he was speaking specifically about the water park, and Ms. Fitch agreed.

Commissioner Klema asked if any type of development within the notification area would come to ALUC. Ms. Fitch answered that a General Plan Amendment, Zoning Code Amendment, or Specific Plan Amendment is what triggers ALUC for a formal review.

5. Items of Interest to the Commissioners:

Alternate Hibard stated that she had recently completed the JWA Air Academy and enjoyed the classes, the tours, and all the information that the program offered. She expressed her appreciation to JWA for providing the program. Ms. Fitch commented that the Air Academy is held twice a year and that the next one would be in Fall.

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 4:25 p.m. The next meeting is scheduled for June 18, 2026.