



# 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, 2020**

**PLEASE NOTE LOCATION**

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

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**NOTICE**

PURSUANT TO THE PROVISIONS OF CALIFORNIA GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDER N-29-20, ISSUED ON MARCH 17, 2020, THIS MEETING WILL ALSO BE HELD BY TELECONFERENCE. TO ATTEND AND PARTICIPATE IN THE MEETING VIA TELECONFERENCE, PLEASE FOLLOW THE INSTRUCTIONS BELOW.

**\*\*\* INSTRUCTIONS FOR ATTENDING THE MEETING BY TELECONFERENCE:**

**CALL TOLL-FREE NUMBER: 888-251-2909**

**ENTER ACCESS CODE: 9284369**

\*\*\*PURSUANT TO THE PROVISIONS OF CALIFORNIA GOVERNOR GAVIN NEWSOM'S EXECUTIVE ORDERS RELATED TO COVID-19, THERE WILL BE LIMITED SPACE AVAILABLE FOR THE PUBLIC TO ATTEND MEETINGS OF THE AIRPORT LAND USE COMMISSION AT THE AIRPORT COMMISSION HEARING ROOM. FOR PURPOSES OF LIMITING THE RISK OF COVID-19 TRANSMISSION, MEMBERS OF THE PUBLIC ARE ENCOURAGED TO PARTICIPATE IN AIRPORT LAND USE COMMISSION MEETINGS VIA TELECONFERENCE.

\*\*\* MEMBERS OF THE PUBLIC MAY PROVIDE PUBLIC COMMENTS BY EMAILING WRITTEN COMMENTS TO [MMCCOOL@OCAIR.COM](mailto:MMCCOOL@OCAIR.COM) BY 3:00 P.M. ON THE DAY OF THE MEETING. PLEASE INDICATE IN THE SUBJECT LINE: "FOR PUBLIC COMMENT." COMMENTS SUBMITTED BY 3 P.M. WILL BE PART OF THE PUBLIC RECORD AND DISTRIBUTED TO AIRPORT LAND USE COMMISSION MEMBERS FOR THEIR CONSIDERATION. ALTERNATIVELY, PUBLIC COMMENT MAY BE SUBMITTED VIA TELECONFERENCE. MEMBERS OF THE PUBLIC WILL BE CALLED UPON ONE AT A TIME DURING THE PUBLIC COMMENT PORTION OF THE AGENDA, AND WILL BE ASKED TO STATE THEIR NAME AND AGENDA ITEM THEY WISH TO COMMENT ON. PERSONS ADDRESSING THE COMMISSION ARE REQUESTED TO GIVE THEIR NAMES 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.

PRIOR TO THE COMMISSION FINDING AN AGENDA ITEM CONSISTENT OR INCONSISTENT, MEMBERS OF THE PUBLIC WILL BE GIVEN THE OPPORTUNITY TO PROVIDE COMMENTS. 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/COMMISSIONS/ALUC/](https://www.ocair.com/commissions/aluc/)

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## **AGENDA**

### **ORDER:**

### **PLEDGE:**

### **APPROVAL OF MINUTES:**

#### **Regular Meeting of December 19, 2019:**

Commissioners Present: Stephen Beverburg, Alan Murphy, Mark Monin, Gerald Bresnahan, Austin Lumbard

Alternate Commissioners Present: Vern King, Tim O'Rourke

Commissioners Absent: Schelly Sustarsic

### **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 Vice Chairman to serve one year and until the election of their successors.

#### **Recommendation:**

Elect Chairman and Vice-Chairman

2. **City of Santa Ana: Request for Consistency Determination for Proposed General Plan Amendment, Zone Change, and Bowery Mixed Use Project**

The City of Santa Ana is proposing a General Plan Amendment and a Zoning Text Amendment for the Bowery Mixed-Use Project located at 2300, 2310, and 2320 Redhill Avenue. The proposed project consists of redeveloping the site with a four-phase mixed-use development that would include up to 1,150 multi-family residential units and up to 80,000 square feet of commercial retail and restaurant space.

**Recommendation:**

That the Commission find the proposed zone change, general plan amendment and the proposed Bowery Mixed Use Project inconsistent with the *AELUP for JWA* per *AELUP* Sections 1.2 and 2.1.4, and PUC Section 21674 which state that the commission is charged by PUC Section 21674(a) “to assist local agencies in ensuring compatible land uses in the vicinity of ...existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses,” and PUC Section 21674(b) “to coordinate planning at the state, regional and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety and welfare.”

3. **Administrative Status Report**

Receive and file memos regarding various administrative activities/issues, Commission correspondence sent/received, and pending project reviews.

4. **Proceedings with Consistent Agencies:**

Aliso Viejo (April 15, 2004), Anaheim, Buena Park, Costa Mesa (October 17, 2008), Cypress (August 16, 2001), Fullerton (June 17, 2004), Garden Grove, Huntington Beach, Irvine, Laguna Hills, Lake Forest (June 15, 2006) Los Alamitos, Mission Viejo, Newport Beach (2006), Santa Ana (December 18, 2008), Stanton, Tustin, Westminster, and County of Orange.

5. **Proceedings with Inconsistent Agencies:**

Laguna Woods (April 19, 2001) and Seal Beach.

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: June 18, 2020