



**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 18, 2019**

**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**

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**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.

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**AGENDA**

**ORDER:**

**PLEDGE:**

## **APPROVAL OF MINUTES:**

### **Regular Meeting of May 16, 2019:**

Commissioners Present: Gerald Bresnahan, Stephen Beverburg, Alan Murphy, Schelly Sustarsic

Alternate Commissioners Present: Tim O'Rourke, Patricia Campbell

Commissioners Absent: Jeff Mathews, Jeff Herdman, Mark Monin

## **NEW BUSINESS:**

### 1. **City of Newport Beach: Request for Consistency review of Vivante Senior Housing Project**

The project applicant, Nexus Development Corporation, is proposing to develop a senior housing project located at 850 and 856 San Clemente Drive in the City of Newport Beach. The project consists of the demolition of the former Orange County Museum of Art buildings (approximately 39,000 square feet) on a 2.9-acre site to accommodate the development of an 184,309-square-foot, six-story senior housing development (90 residential dwelling units) and memory care facility (27 beds) as a State-licensed Residential Care Facility for the Elderly [RCFE]. The proposed building would be 77 feet, 10 inches to the highest point of the structure from finished grade.

#### **Recommendation:**

1. That the Commission find the City of Newport Beach Vivante Senior Housing Project Project to be Consistent with the *AELUP for JWA*. If significant changes are made to the proposed project after being heard by the City of Newport Beach Planning Commission, the proposed Vivante Senior Housing Project will be required to return to the ALUC for another Consistency determination

### 2. **Administrative Status Report**

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

### 3. **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.

### 4. **Proceedings with Inconsistent Agencies:**

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

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: August 15, 2019