

# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

## Board Members

C. April Boling  
Chairman

Greg Cox  
Mark Kersey  
Robert T. Lloyd  
Paul McNamara  
Paul Robinson  
Johanna S. Schiavoni  
Michael Schumacher  
Mark B. West

## Ex-Officio Board Members

Gustavo Dallarda  
Col. Charles B. Dockery  
Gayle Miller

## President / CEO

Kimberly J. Becker

## AIRPORT LAND USE COMMISSION AGENDA

Thursday, November 7, 2019  
9:00 AM or immediately following the Board Meeting  
San Diego International Airport  
SDCRAA Administration Building – Third Floor  
Board Room  
3225 N. Harbor Drive  
San Diego, California 92101

**Live webcasts of Authority Board meetings can be accessed at  
<http://www.san.org/Airport-Authority/Meetings-Agendas/ALUC>**

*Pursuant to California Public Utilities Code §§ 21670-21679.5, the Airport Land Use Commission ("Commission") is responsible for coordinating the airport planning of public agencies within San Diego County. The Commission has the legal responsibility to formulate airport land use compatibility plans ("ALUCPs") that will (a) provide for the orderly growth of each public airport and the areas surrounding the airport within the County and (b) safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general. Pursuant to §21670.3, the San Diego County Regional Airport Authority serves as the Commission.*

This Agenda contains a brief general description of each item to be considered. The indication of a recommended action does not indicate what action (if any) may be taken. **Please note that agenda items may be taken out of order.** If comments are made to the Commission without prior notice or are not listed on the Agenda, no specific answers or responses should be expected at this meeting pursuant to State law.

Staff Reports and documentation relating to each item of business on the Agenda are on file in the Board Services/Authority Clerk Department and are available for public inspection.

**NOTE:** Pursuant to Authority Code Section 2.15, all Lobbyists shall register as an Authority Lobbyist with the Authority Clerk within ten (10) days of qualifying as a lobbyist. A qualifying lobbyist is any individual who receives \$100 or more in any calendar month to lobby any Commission Member or employee of the Authority for the purpose of influencing any action of the Authority. To obtain Lobbyist Registration Statement Forms, contact the Board Services/Authority Clerk Department.

**PLEASE COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE AUTHORITY CLERK. PLEASE REVIEW THE POLICY FOR PUBLIC PARTICIPATION IN BOARD AND BOARD COMMISSION MEETINGS (PUBLIC COMMENT) LOCATED AT THE END OF THE AGENDA.**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**NON-AGENDA PUBLIC COMMENT:**

Non-Agenda Public Comment is reserved for members of the public wishing to address the Commission on matters for which another opportunity to speak **is not provided on the Agenda**, and which is within the jurisdiction of the Commission. Please submit a completed speaker slip to the Authority Clerk. ***Each individual speaker is limited to three (3) minutes. Applicants, groups and jurisdictions referring items to the Board for action are limited to five (5) minutes.***

**Note:** Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Commission.

**CONSENT AGENDA (Items 1-2):**

The Consent Agenda contains items that are routine in nature and non-controversial. It also contains consistency determinations that have been deemed consistent or conditionally consistent. The matters listed under 'Consent Agenda' may be approved by one motion. Any Commission Member may remove an item for separate consideration. Items so removed will be heard before the scheduled New Business items, unless otherwise directed by the Chair.

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the October 3, 2019 regular meeting.

***CONSISTENCY DETERMINATIONS***

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: GILLESPIE FIELD (SUNSET TRAIL AT GRAVES AVENUE; 8711 ATLAS VIEW DRIVE):**

RECOMMENDATION: Receive the report.

**(Planning & Environmental Affairs: Ralph Redman)**

**PUBLIC HEARINGS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

3. **STATUS UPDATE ON NEW AIRPORT LAND USE COMPATIBILITY PLANS:**  
RECOMMENDATION: Receive the presentation.  
(Planning & Environmental Affairs: Ralph Redman)

**COMMISSION COMMENT:**

**ADJOURNMENT:**

**Policy for Public Participation in Board, Airport Land Use Commission (ALUC),  
and Committee Meetings (Public Comment)**

- 1) Persons wishing to address the Board, ALUC, and Committees shall complete a "Request to Speak" form prior to the initiation of the portion of the agenda containing the item to be addressed (e.g., Public Comment and General Items). Failure to complete a form shall not preclude testimony, if permission to address the Board is granted by the Chair.
- 2) The Public Comment Section at the beginning of the agenda is reserved for persons wishing to address the Board, ALUC, and Committees on any matter for which another opportunity to speak is not provided on the Agenda, and on matters that are within the jurisdiction of the Board.
- 3) Persons wishing to speak on specific items listed on the agenda will be afforded an opportunity to speak during the presentation of individual items. Persons wishing to speak on specific items should reserve their comments until the specific item is taken up by the Board, ALUC and Committees.
- 4) If many persons have indicated a desire to address the Board, ALUC and Committees on the same issue, then the Chair may suggest that these persons consolidate their respective testimonies. Testimony by members of the public on any item shall be limited to **three (3) minutes per individual speaker and five (5) minutes for applicants, groups and referring jurisdictions.**
- 5) Pursuant to Authority Policy 1.33 (8), recognized groups must register with the Authority Clerk prior to the meeting.
- 6) After a public hearing or the public comment portion of the meeting has been closed, no person shall address the Board, ALUC, and Committees without first obtaining permission to do so.

**Additional Meeting Information**

**NOTE:** This information is available in alternative formats upon request. To request an Agenda in an alternative format, or to request a sign language or oral interpreter, or an Assistive Listening Device (ALD) for the meeting, please telephone the Authority Clerk's Office at (619) 400-2400 at least three (3) working days prior to the meeting to ensure availability.

For your convenience, the agenda is also available to you on our website at [www.san.org](http://www.san.org).

**For those planning to attend the Board meeting, parking is available in the public parking lot located directly in front of the Administration Building. Bring your ticket to the third floor receptionist for validation.**

**You may also reach the SDCRAA Building by using public transit via the San Diego MTS System, Route 992. For route and fare information, please call the San Diego MTS at (619) 233-3004 or 511.**

**DRAFT**  
**AIRPORT LAND USE COMMISSION**  
**MINUTES**  
**THURSDAY, OCTOBER 3, 2019**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 10:03 a.m. on Thursday, October 3, 2019, in the Board Room at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

PRESENT: Commissioners: Boling, Cox, Dockery (Ex-Officio), Kersey, Lloyd, Robinson, Schiavoni, Schumacher, West

ABSENT: Commissioners: Binns (Ex-Officio), Desmond, Miller (Ex-Officio)

ALSO PRESENT: Kimberly J. Becker, President/CEO; Amy Gonzalez, General Counsel; Tony R. Russell, Director, Board Services/Authority Clerk; Martha Morales, Assistant Authority Clerk I

**NON-AGENDA PUBLIC COMMENT:** None.

**CONSENT AGENDA (Items 1-3):**

Commissioner Robinson announced his recusal on Item 2, specifically the construction of 295 attached residential units with leasable commercial space at 734 West Beech, construction of 477 attached residential units with leasable commercial space at 1144 11<sup>th</sup> Avenue, and construction of three buildings totaling 641 attached residential units and leasable commercial space at Park Blvd, 13<sup>th</sup> Street, C Street, and Broadway.

**ACTION: Moved by Commissioner Schumacher and seconded by Commissioner West to approve the Consent Agenda, noting Commissioner Robinson's RECUSAL on Item 2. Motion carried by the following votes: YES – Boling, Cox, Kersey, Lloyd, Robinson, Schiavoni, Schumacher, West; NO – None; ABSENT – Desmond; (Weighted Vote Points: YES – 88; NO – 0; ABSENT – 12)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the July 11, 2019 special meeting.

**CONSISTENCY DETERMINATIONS**

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT (734 WEST BEECH STREET & 1566 KETTNER BOULEVARD; DOWNTOWN COMMUNITY PLAN; 1270 COLUMBIA STREET; 4559-4565 NIAGARA AVENUE; 1122 4TH AVENUE; 1144 11TH AVENUE; PARK BOULEVARD, 13TH STREET, C STREET, AND BROADWAY; 3075 BROADWAY); GILLESPIE FIELD (10017-23 PROSPECT AVENUE; 10111 PROSPECT AVENUE; 8980 CARLTON HILLS BOULEVARD); OCEANSIDE MUNICIPAL AIRPORT (3340 MISSION AVENUE); BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, MARINE CORPS AIR STATION MIRAMAR, AND SAN DIEGO INTERNATIONAL AIRPORT (12TH UPDATE TO CITY OF SAN DIEGO LAND DEVELOPMENT CODE; AMENDMENTS TO CITY OF SAN DIEGO LAND DEVELOPMENT CODE TO CREATE MIXED-USE ZONES; AMENDMENTS TO CITY OF SAN DIEGO LAND DEVELOPMENT CODE FOR MODERATE-INCOME HOUSING REGULATIONS):**  
RECOMMENDATION: Receive the report.
  
3. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: MONTGOMERY-GIBBS EXECUTIVE AIRPORT AND SAN DIEGO INTERNATIONAL AIRPORT (MORENA CORRIDOR SPECIFIC PLAN, 1150 FASHION VALLEY ROAD):**  
RECOMMENDATION: Receive the report.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting adjourned at 10:04 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 7<sup>TH</sup> DAY OF NOVEMBER, 2019.

ATTEST:

\_\_\_\_\_  
TONY R. RUSSELL  
DIRECTOR, BOARD SERVICES /  
AUTHORITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
AMY GONZALEZ  
GENERAL COUNSEL

**Airport Land Use Commission**  
**Report of Determinations of Consistency with Airport Land**  
**Use Compatibility Plans**

Item No.

**2**

Meeting Date: **November 7, 2019**

---

Pursuant to Airport Authority Policy 8.30, and acting in its delegated capacity as the Airport Land Use Commission (ALUC) for San Diego County, Airport Authority staff has issued the following consistency determinations per their respective ALUCPs:

**Gillespie Field ALUCP**

**Construction of A Senior Care Facility at Sunset Trail, east of Graves Avenue, City of Santee**

Deemed Complete & Conditionally Consistent on October 4, 2019

Description of Project: The project involves the construction of a three-story senior care facility building and two duplexes for a total of 50,853 square feet on a property of 119,355 square feet.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies all uses outside the 60 dB CNEL noise contour as compatible airport uses.

Airspace Protection Surfaces: The height of the proposed project structure will be 60 feet above ground level. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (FAA).

Safety Zones: The buildings of the proposed project are located within Safety Zone 4. The ALUCP identifies senior care facility uses located within Safety Zone 4 as conditionally compatible with airport uses provided that the buildings comply with a Floor Area Ratio (FAR) of 0.60 for Safety Zone 4, with risk reduction measures incorporated into the project design. The project proposes an FAR of 0.43. Therefore, as a condition of project approval, the project must incorporate risk reduction measures into its design and may not exceed an FAR of 0.60.

Overflight Notification: The proposed project is located within the overflight notification area, but does not involve any new residential use subject to overflight notification requirements.

**Construction of 11 Attached Residential Units at 8711 Atlas View Drive, City of Santee**

Deemed Complete & Conditionally Consistent on October 14, 2019

Description of Project: The project involves the construction of 11 attached residential dwelling units.

Noise Contours: The proposed project lies within the 65-70 dB CNEL noise exposure contour. The ALUCP identifies residential uses located within the 65-70 dB CNEL noise contour as incompatible with airport uses. However, the ALUCP provides for residential uses located within the 65-70 dB CNEL noise contour to be considered as compatible infill development, provided that at least 65 percent of the area within a quarter-mile radius and within the same noise contour was developed with comparable residential uses prior to the adoption of the ALUCP, and, further, that the proposed project would not extend the perimeter already defined by the 65-70 dB CNEL noise contour developed with existing residential uses. The application contained documentation demonstrating that approximately 74 percent of the area within a quarter-mile radius and within the same 65-70 dB CNEL noise contour was developed with residential uses prior to the adoption of the ALUCP. Moreover, in order to qualify as infill development, the ALUCP identifies a proposed project located within the 65-70 dB CNEL noise contour as compatible with airport uses provided that the residences are sound attenuated to 45dB CNEL interior noise level and that an aviation easement for aircraft noise and height is recorded with the County Recorder. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level, and an aviation easement for aircraft noise and height must be recorded with the County Recorder.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be 35 feet above ground level. The proposed project is in compliance with the ALUCP airspace protection surfaces because a determination of no hazard to air navigation has been issued by the FAA.

Safety Zones: The proposed project is located within Safety Zone 4. The ALUCP identifies residential uses located within Safety Zone 4 as compatible with airport uses, provided that the project complies with a density of 20 units per acre. The project site of 0.58 acres could thus contain 11 total units, which is what the project proposes and therefore complies with the Safety Zone 4 limitation.

Overflight Notification: The proposed project is located within the overflight notification area. The ALUCP requires that a means of overflight notification be provided for new residential land uses. In instances when an aviation easement is required, the overflight notification requirement is satisfied.

AIRPORT  
**LAND USE**  
COMMISSION

Status Update on  
Airport Land Use  
Compatibility Plans

November 7, 2019

Presented by: Ralph Redman, Airport Planning  
Manager



# NAS North Island ALUCP

- Public scoping meeting held on 5/6/2019
  - ▶ Coronado Library - Winn Room
  - ▶ Presentations at 4:00 and 6:00 pm
- Next Steps
  - ▶ Draft EIR Prepared
  - ▶ Public Review Period anticipated to begin in late November



# Rural Airport ALUCPs

- Individual ALUCPs for all six airports
- Initial CEQA process began in October
- Follow-up meeting planned with County Airports & Planning staff

# ALUCP Implementation

Agency	Plan Adoption	Implementation Status
City of San Diego	4/3/2014 (SDIA)	ALUC staff reviewing draft language
City of Chula Vista	1/25/2010	Recommended strategy provided on 8/9/19
City of Santee	1/25/2010	ALUC staff to review City code language
City of Oceanside	1/25/2010	Conversations held w/ City on 7/1/19
Port District	4/3/2014	General language included in PMPU

# Questions?

