

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Board Members

C. April Boling
Chairman

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

AIRPORT LAND USE COMMISSION AGENDA

Thursday, February 6, 2020
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

Ex-Officio Board Members

Gustavo Dallarda
Col. Charles B. Dockery
Gayle Miller

President / CEO

Kimberly J. Becker

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:

PRESENTATIONS:

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 December 5, 2019 regular meeting.

CONSISTENCY DETERMINATIONS

- 2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, MARINE CORPS AIR STATION MIRAMAR, AND SAN DIEGO INTERNATIONAL AIRPORT (12TH UPDATE, PHASE 2 OF LAND DEVELOPMENT CODE, CITY OF SAN DIEGO; BILLBOARD REGULATIONS FOR CANNABIS ADVERTISING, CITY OF SAN DIEGO); SAN DIEGO INTERNATIONAL AIRPORT (2001 4TH AVENUE, CITY OF SAN DIEGO); GILLESPIE FIELD (8842 OLIVE LANE, CITY OF SANTEE):**

RECOMMENDATION: Receive the report.

(Planning & Environmental Affairs: Ralph Redman)

PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

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.

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, DECEMBER 5, 2019
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chairman Boling called the meeting of the Airport Land Use Commission to order at 9:37 a.m. on Thursday, December 5, 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, Kersey, McNamara, Robinson, Schiavoni, Schumacher, West

ABSENT: Commissioners: Cox, Dallarda (Ex-Officio), Lloyd, Miller (Ex-Officio)

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

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Robinson and seconded by Commissioner West to approve the Consent Agenda. Motion carried by the following votes: YES – Boling, Kersey, McNamara, Robinson, Schiavoni, Schumacher, West; NO – None; ABSENT – Cox, Lloyd; (Weighted Vote Points: YES – 84; NO – 0; ABSENT – 16)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the November 7, 2019 regular meeting.

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT (32ND STREET AND BROADWAY; 4830 MUIR AVENUE; STERNE STREET AT EVERGREEN STREET); GILLESPIE FIELD (ARTS & ENTERTAINMENT OVERLAY DISTRICT):

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS:

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 9:38 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 6TH DAY
OF FEBRUARY, 2020.

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: **February 6, 2020**

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:

Brown Field Municipal Airport, Gillespie Field, Montgomery-Gibbs Executive Airport, Marine Corps Air Station Miramar, and San Diego International Airport ALUCPs

12th Update, Phase 2 of Land Development Code, City of San Diego

Deemed Complete & Consistent on January 10, 2020

Description of Project: The project proposes a variety of miscellaneous amendments to the City of San Diego Land Development Code in matters such as regulatory reforms, permit process streamlining, clarifications and corrections, and revisions in response to judicial decisions. None of the amendments has a direct bearing upon airport related matters and do not include any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise exposure contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any airport.

Billboard Regulations for Cannabis Advertising, City of San Diego

Deemed Complete & Consistent on January 17, 2020

Description of Project: The project proposes amendments to the City of San Diego Municipal Code to regulate billboard advertising of cannabis and cannabis products within proximity to certain land uses primarily occupied by youth. None

of the amendments has a direct bearing upon airport related matters and do not include any physical improvements.

Noise Contours: The proposed project does not involve any actual development and thus does not impact any noise exposure contours of any airport.

Airspace Protection Surfaces: The proposed project does not involve any actual development and thus does not impact any airspace protection surfaces of any airport.

Safety Zones: The proposed project does not involve any actual development and thus does not impact any safety zones of any airport.

Overflight Notification: The proposed project does not involve any actual development and thus does not impact any overflight notification requirements of any airport.

San Diego International Airport ALUCP

Establishment of 46 Attached Residential Units with Leasable Commercial Space in Existing Buildings at 2001 4th Avenue, City of San Diego

Deemed Complete & Conditionally Consistent on January 17, 2020

Description of Project: The project involves the establishment of 46 attached residential units and 1,063 square feet of leasable high-intensity service commercial space within two adjacent existing buildings on a building site of 30,455 square feet with an existing vacant building to remain and an existing parking lot encompassing the approximately 30,000 square feet remainder of the property.

Noise Contours: The project lies within the 75+ decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The ALUCP identifies residential and high-intensity service uses located within the 75+ dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level and the service use area is attenuated to 50 dB CNEL interior noise level. The ALUCP requires that an aviation easement for aircraft noise and height be recorded with the County Recorder. Therefore, as conditions of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level, the service use area must be sound attenuated to 50 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 proposed project is in compliance with the ALUCP airspace protection policies, including the Threshold Siting Surface, because no increase in height is proposed to the existing buildings. The proposed project is located within an area where the natural terrain already penetrates Part 77 airspace surfaces but only interior improvements are proposed to the existing buildings with no further increases in the existing height.

Safety Zones: The project is located within Safety Zone 2 East – Uptown. The ALUCP identifies residential and high-intensity service uses located within Safety Zone 2 East – Uptown as conditionally compatible with airport uses, provided that the project complies with an intensity of 272 people per acre. The building site is 0.7 acres, which equates to a maximum compatible intensity of 190 people. The ALUCP provides that for a project with a mixture of residential and nonresidential uses, a maximum of half of the people per acre may be in residential units, calculated at persons per household as specified in the ALUCP. The persons per household for Safety Zone 2 East – Uptown is 1.51, which yields a maximum of 63 residential units, and the project complies with 46 units proposed. The remaining nonresidential half of 95 people is limited to the occupancy factor for the applicable use, which is 60 square feet per person for high-intensity service per the ALUCP, yielding a maximum of 5,700 square feet, and the project complies with 1,063 square feet proposed. Future uses of the property, including potential reuse of the vacant building on the same building site, would be restricted to the remaining difference in residential units and nonresidential area not absorbed by the current project.

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.

Gillespie Field ALUCP

Construction of 8 Attached Residential Units at 8842 Olive Lane, City of Santee

Deemed Complete & Conditionally Consistent on January 16, 2020

Description of Project: The project involves the construction of 8 attached residential units on a property of one-half acre.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. The ALUCP identifies residential uses within the 60-65 dB CNEL noise contour as conditionally compatible with airport uses, provided that the residences are sound attenuated to 45 dB CNEL interior noise level. The ALUCP requires that

an aviation easement for aircraft noise be 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 must be recorded with the County Recorder.

Airspace Protection Surfaces: The height of the proposed project structure will be approximately 42 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 proposed project is located within Safety Zone 3. The ALUCP identifies residential uses located within Safety Zone 3 as conditionally compatible with airport uses, provided that the project complies with a maximum density of 16 residential units per acre and provides open land if the project site is 10 acres or more in area. The one-half acre project site proposes 8 residential units, and therefore complies with the maximum compatible density for residences within Safety Zone 3, and no open land is required.

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.