

# 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, December 3, 2020  
9:00 AM of immediately following the Board Meeting

San Diego International Airport  
SDCRAA Administration Building  
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

This meeting of the Airport Land Use Commission of the San Diego County Regional Airport Authority Board will be conducted pursuant to the provisions of California Executive Order N-29-20 which suspends certain requirements of the Ralph M. Brown Act. During the current State of Emergency and in the interest of public health, all Board members will be participating in the meeting electronically. In accordance with the Executive Order, there will be no members of the public in attendance at the Board Meeting. We are providing alternatives to in-person attendance for viewing and participating in the meeting. In lieu of in-person attendance, members of the public may submit their comments in the following manner.

### Comment on Non-Agenda Items

Public comments on non-agenda items must be submitted to the Authority Clerk at [clerk@san.org](mailto:clerk@san.org), no later than 4:00 p.m. the day prior to the posted meeting in order to be eligible to be read into the record. The Authority Clerk will read the first 30 comments received by 4:00 p.m. the day prior to the meeting into the record. The maximum number of comments to be read into the record on a single issue will be 16. All other comments submitted, including those received after 4:00 p.m. the day prior and before 8:00 a.m. the day of the meeting, will be provided to the Authority Board and submitted into the written record for the meeting.

Public comments on agenda items received no later than 8:00 a.m. on the day of the meeting will be distributed to the Board and included in the record.

### Comment on Agenda Items

If you'd like to speak to the Board live during the meeting, please follow these steps to request to speak:

- **Step 1:** Fill out the online [Request to Speak Form](#) to speak during the meeting via teleconference. The form must be submitted by 4 p.m. the day before the meeting or by 4:00 p.m. the Friday before a Monday meeting. After completing the form, you'll get instructions on how to call in to the meeting.
- **Step 2:** Watch the meeting via the Webcast located at the following link, <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=13375>

- **Step 3:** When the Board begins to discuss the agenda item you want to comment on, call in to the conference line, you will be placed in a waiting area. ***Please do not call until the item you want to comment on is being discussed.***
- **Step 4:** When it is time for public comments on the item you want to comment on, Authority Clerk staff will invite you into the meeting and unmute your phone. Staff will then ask you to state your name and begin your comments.

You may also view the meeting online at the following link: <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=13375>

### **REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS**

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the Authority Clerk at (619) 400-2550 or <mailto:clerk@san.org>. The Authority is committed to resolving accessibility requests swiftly in order to maximize accessibility.

*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 Board 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 Board Services 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 Board 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.

**CALL TO ORDER:**

**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 November 5, 2020 regular meeting.

***CONSISTENCY DETERMINATIONS***

- 2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 2650 B STREET, CITY OF SAN DIEGO AND 5058-5064 LOTUS STREET, CITY OF SAN DIEGO; MCCLELLAN-PALOMAR AIRPORT LOCAL COASTAL PROGRAM UPDATE, CITY OF CARLSBAD; NAVAL AIR STATION NORTH ISLAND 1060 PINE STREET, CITY OF CORONADO; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, AND SAN DIEGO INTERNATIONAL AIRPORT HOUSING LEGISLATION UPDATE TO LAND DEVELOPMENT CODE, CITY OF SAN DIEGO:**

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](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, NOVEMBER 5, 2020**  
**SAN DIEGO INTERNATIONAL AIRPORT**  
**BOARD ROOM**

**CALL TO ORDER:** Chairman Boling called the meeting of the Airport Land Use Commission to order at 11:34 a.m. on Thursday, November 5, 2020, electronically and via teleconference pursuant to Executive Order N-29-20 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

**ROLL CALL:**

PRESENT: Commissioners: Blakespear, Boling, Cox, Dallarda (Ex-Officio), Dockery (Ex-Officio), Kersey, McNamara, Robinson, Schiavoni, West

ABSENT: Commissioners: Lloyd, 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 1-2):**

Commissioner Robinson announced his recusal on Item 2 in regards to the project on 10775 Rockvill Street in the City of Santee.

**ACTION: Moved by Commissioner West and seconded by Commissioner Cox to approve the Consent Agenda. Motion carried by the following votes: YES –Blakespear, Boling, Cox, Kersey, McNamara, Robinson, Schiavoni, West; NO – None; ABSENT – Lloyd; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8)**

**1. APPROVAL OF MINUTES:**

RECOMMENDATION: Approve the minutes of the October 1, 2020 regular meeting.

***CONSISTENCY DETERMINATIONS***

**2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT 918-932 27TH STREET, CITY OF SAN DIEGO (DOWNTOWN COMMUNITY PLAN), CITY OF SAN DIEGO, 2015 ALBATROSS STREET, CITY OF SAN DIEGO; GILLESPIE FIELD 10775 ROCKVILL STREET, CITY OF SANTEE; MCCLELLAN-PALOMAR AIRPORT WEST OAKS WAY AND PALOMAR OAKS WAY, CITY OF CARLSBAD:**

RECOMMENDATION: Receive the report.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMISSION COMMENT:** None.

**ADJOURNMENT:** The meeting adjourned at 11:37 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 3<sup>RD</sup> DAY OF DECEMBER, 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: **December 3, 2020**

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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:

**San Diego International Airport (SDIA) ALUCP**

**Construction of 9 Attached Residential Units at 2650 B Street, City of San Diego**

Deemed Complete & Conditionally Consistent on October 27, 2020

Description of Project: The project involves the construction of 9 attached residential units on a property of 7,243 square feet with an existing detached residential unit to remain.

Noise Contours: The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour. The ALUCP identifies residential uses located within the 65-70 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 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 289 feet above mean sea level (40 feet above ground level). The proposed project is located outside the SDIA Threshold Siting Surface (TSS). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the Federal Aviation Administration (FAA) because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Safety Zones: The proposed project is located outside all Safety Zones.

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.

**Construction of Four Attached Residential Units at 5058-5064 Lotus Street, City of San Diego**

Deemed Complete & Conditionally Consistent on November 9, 2020

Description of Project: The project involves the construction of four residential units within two buildings on a property of 7,000 square feet.

Noise Contours: The proposed project lies within the 60-65 dB CNEL noise exposure contour. The ALUCP identifies residential uses located 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. Therefore, as a condition of project approval, the residences must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The maximum height of the proposed project structures will be 36 feet above mean sea level (25 feet above ground level). The proposed project is located outside the SDIA TSS. 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 outside all Safety Zones.

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. Therefore, as a condition of project approval, a means of overflight notification must be provided for each new residence.

**McClellan-Palomar Airport ALUCP**

**Update to the Carlsbad Local Coastal Program Land Use Plan, City of Carlsbad**

Deemed Complete & Consistent on October 27, 2020

Description of Project: The project proposes a comprehensive update to the Carlsbad Local Coastal Program Land Use Plan to ensure consistency with the California Coastal Act and the Carlsbad General Plan. Updated and new policies address land use, visitor-serving uses, recreation, public access to the coast, agriculture, cultural and scenic resources, environmentally sensitive habitat,

water quality, coastal hazards – sea level rise, flood, geologic, and fire. There is no physical development proposed.

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

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

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

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

### **Naval Air Station North Island (NASNI) ALUCP**

#### **Remodel of an Existing Detached Residential Unit at 1060 Pine Street, City of Coronado**

Deemed Complete & Consistent on November 9, 2020

Description of Project: The project involves the remodel of an existing detached residential unit of 2,770 square feet on a property of 0.15 acres. The remodel includes a new roof which will increase the building height.

Noise Contours and Safety Zones: The proposed project lies within the within Accident Potential Zone (APZ) I and the 70-75 decibel dB CNEL noise exposure contour. The ALUCP identifies residential uses located within APZ I and the 70-75 dB CNEL noise contour as conditionally compatible with airport uses, provided that the project complies with a density of one dwelling unit per legal lot of record, plus any accessory dwelling unit, and, further, provided that the residence is sound attenuated to 45 dB CNEL interior noise level. The project proposes one dwelling unit and therefore complies with the APZ I density limitation. As the proposed project only entails the remodel of the existing structure with no expansion of the habitable space, requirements for sound attenuation of the structure do not apply.

Airspace Protection Surfaces: The maximum height of the proposed project structure will be 28 feet above mean sea level (18 feet above ground level). The proposed project is in compliance with the ALUCP airspace protection surfaces because the project sponsor has certified that notice of construction is not required to the FAA because the project is located within an urbanized area, is substantially shielded by existing structures or natural terrain, and cannot reasonably have an adverse effect on air navigation.

Overflight Notification: The proposed project is located within the overflight notification area, but since it involves the remodel of an existing residence and does not involve the construction or establishment of a new residential unit, the proposed project is not subject to overflight notification requirements.

**Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station Miramar, Montgomery-Gibbs Executive Airport, and SDIA ALUCPs**

**Housing Legislation Update to the Land Development Code, City of San Diego**

Deemed Complete & Consistent on October 27, 2020

Description of Project: The project proposes amendments to the Land Development Code to incorporate changes required by State legislation, including changes related to density bonuses, housing for the homeless, and accessory dwelling units laws, along with other miscellaneous housing laws. No physical development is proposed by the project, but future development projects would be subject to review for compatibility with any applicable ALUCP.

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

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

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

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