

Airport Land Use Commission Agenda

Thursday, November 3, 2022

9:00 A.M. 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

Board Members

Gil Cabrera (Chair)
Mary Casillas Salas (Vice Chair)
Catherine Blakespear
Paul McNamara
Paul Robinson
Johanna Schiavoni
James Sly
Nora E. Vargas
Marni von Wilpert

Ex-Officio Board Members

Col. Thomas M. Bedell
Gustavo Dallarda
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 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 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 SPEAKER SLIP 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.***

The Authority has identified a local company to provide oral interpreter and translation services for public meetings. If you require oral interpreter or translation services, please telephone the Board Services /Authority Clerk Department with your request at (619) 400-2400 at least three (3) working days prior to the meeting.

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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 Commission 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. Some items may be referred by a standing Board Committee or approved as part of the budget process. 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 revised minutes of the September 1, 2022, regular meeting and the minutes of the October 6, 2022, regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT, BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, AND NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH ALUCPS; AMENDMENT TO THE MUNICIPAL CODE FOR CLIMATE ACTION PLAN, CITY OF SAN DIEGO; MARINE CORPS AIR STATION MIRAMAR ALUCP; 7720 KENAMAR COURT, SAN DIEGO:

RECOMMENDATION: Receive the Report.

(Planning & Environmental Affairs: Ralph Redman, Manager, Airport Planning)

PUBLIC HEARINGS:

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OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

Thursday, November 3, 2022

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 submit a speaker slip 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 submit a speaker slip 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.

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) 400-2550 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 Commission meeting, parking is available in the public parking lot located directly to the East of the Administration Building across Winship Lane. 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, SEPTEMBER 1, 2022
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Cabrera called the regular meeting of the Airport Land Use Commission to order at 10:16 a.m. on Thursday, September 1, 2022, at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Bedell (Ex-Officio), Blakespear, Cabrera, Dallarda (Ex-Officio), McNamara, Robinson, Schiavoni, Sly, von Wilpert

ABSENT: Commissioners: Casillas Salas, Miller (Ex-Officio), Vargas

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

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Robinson and seconded by Commissioner Schiavoni to approve the Consent Agenda. Motion carried by the following votes: YES – Blakespear, Cabrera, McNamara, Robinson, Schiavoni, Sly, von Wilpert; NO – None; ABSENT – Casillas Salas, Vargas; (Weighted Vote Points: YES – 80; NO – 0; ABSENT – 20)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the July 7, 2022, regular meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP; 2845 UNION STREET, CITY OF SAN DIEGO; 2715 BARNSON PLACE, CITY OF SAN DIEGO; BROWN FIELD MUNICIPAL AIRPORT ALUCP OTAY RANCH VILLAGE 3, PARCELS R6 AND R-20, CITY OF CHULA VISTA; OCEANSIDE MUNICIPAL AIRPORT ALUCP; STATE ROUTE 76 AND FOUSSAT ROAD, CITY OF OCEANSIDE; GILLESPIE FIELD ALUCP; 1155 GRAVES AVE, CITY OF EL CAJON:**
RECOMMENDATION: Receive the Report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 10:18 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 3rd DAY OF NOVEMBER 2022.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, OCTOBER 6, 2022
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Cabrera called the regular meeting of the Airport Land Use Commission to order at 10:25 a.m. on Thursday, October 6, 2022, at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Blakespear, Cabrera, Dallarda (Ex-Officio), McNamara, Robinson, Schiavoni, Sly

ABSENT: Commissioners: Casillas Salas, Bedell (Ex-Officio), Miller (Ex-Officio), Vargas, von Wilpert

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

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Robinson and seconded by Commissioner Schiavoni to approve the Consent Agenda. Motion carried by the following votes: YES – Blakespear, Cabrera, McNamara, Robinson, Schiavoni, Sly; NO – None; ABSENT – Casillas Salas, Vargas, von Wilpert; (Weighted Vote Points: YES – 67; NO – 0; ABSENT – 33)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the September 1, 2022, regular meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT, BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORP AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, AND NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH ALUCPS; AMENDMENT TO THE MUNICIPAL CODE FOR OCCUPANCY TIME RESTRICTION ON BONUS ACCESSORY DWELLING UNITS, CITY OF SAN DIEGO; GILLESPIE FIELD ALUCP; SHADOW HILL ROAD, CITY OF SANTEE; MARINE CORP AIR STATION MIRAMAR ALUCP; MIRA MESA COMMUNITY PLAN UPDATE, CITY OF SAN DIEGO; OCEANSIDE MUNICIPAL AIRPORT ALUCP; 555 AIRPORT ROAD, CITY OF OCEANSIDE:**

RECOMMENDATION: Receive the Report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting was adjourned at 10:26 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 3rd DAY OF NOVEMBER 2022.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

Meeting Date: November 3, 2022

Report of Determinations of Consistency with Airport Land Use Compatibility Plans

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), Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station (MCAS) Miramar, Montgomery-Gibbs Executive Airport, Naval Air Station North Island (NASNI), and Naval Outlying Landing Field Imperial Beach (NOLF IB) ALUCPs:

Amendment to the Municipal Code for Climate Action Plan, City of San Diego

Deemed Complete and Consistent on September 23, 2022

Description of Project: The project proposes amendments to the Municipal Code implementing the Climate Action Plan (CAP). The amendments further the implementation of the CAP by replacing the CAP Consistency Checklist with the CAP Consistency Regulations as measures that can be implemented on a project-by-project basis to ensure that new development is consistent with the CAP. Projects will need to comply with requirements regarding tree shade, number of trees, bicycle parking and electric charging outlets, and provision of certain amenities. No actual development is proposed by the project, but any projects required to comply with the amendments must still be reviewed for consistency with applicable ALUCPs.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any noise contours. Future projects under the amendments must still be reviewed for consistency with the noise standards of applicable ALUCPs.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection boundaries. Future projects under the amendments must still be reviewed for consistency with the airspace protection standards of applicable ALUCPs.

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any safety zones. Future projects under the amendments must still be reviewed for consistency with the safety zone standards of applicable ALUCPs.

Overflight Notification: The proposed project does not involve any actual development and, thus, does not impact any overflight notification requirements. Future projects under the amendments must still be reviewed for consistency with the overflight notification requirements of applicable ALUCPs.

MCAS Miramar ALUCP:

Eating & Drinking Establishment Rezone at 7720 Kenamar Court, City of San Diego

Deemed Complete and Conditionally Consistent on October 18, 2022

Description of Project: The project involves a zone reclassification from light industrial and office with limited commercial uses to light industrial, office, and commercial uses to allow eating and drinking establishments as an accessory use up to 25 percent of the gross floor area of the structures on the premises. No actual development is proposed by the project.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any airport noise contours. However, the proposed project lies within the 65-70 and 70-75 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contours. Any future development subsequent to the rezone must provide for sound attenuation within any building interior to a 50 dB CNEL performance standard, and no outdoor seating may be permitted within the 70-75 dB CNEL noise contour. Therefore, as a condition of project approval, any future development must provide for the sound attenuation required and not allow outdoor seating where prohibited.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection boundaries. Any development subsequent to the rezone that meets notification criteria of the Federal Aviation Administration (FAA) must provide for a determination of no hazard to air navigation from the FAA. Therefore, as a condition of project approval, any future development must comply with FAA notification criteria and not be determined to be a hazard by the FAA.

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

Overflight Notification: The proposed project is located outside the overflight notification area.