

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

Board Members

C. April Boling
Chairman

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

Ex-Officio Board Members

Cory Binns
Col. Charles B. Dockery
Jacqueline Wong-Hernandez

President / CEO

Kimberly J. Becker

AIRPORT LAND USE COMMISSION **AGENDA**

Thursday, January 3, 2019
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

***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:

The Airport Land Use Commission is requested to approve minutes of prior meetings.

RECOMMENDATION: Approve the minutes of the December 6, 2018 regular meeting.

CONSISTENCY DETERMINATIONS:

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:

The Airport Land Use Commission is requested to receive a report of determinations of consistency with Airport Land Use Compatibility Plans issued by staff.

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 limited to eighteen (18) minutes and 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. A second Public Comment period is reserved for general public comment later in the meeting for those who could not be heard during the first Public Comment period.
- 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. Public comment on specific items is limited to twenty (20) minutes – ten (10) minutes for those in favor and ten (10) minutes for those in opposition of an item. Each individual speaker will be allowed three (3) minutes, and applicants and groups will be allowed five (5) minutes.
- 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 Administration Building by using public transit via the San Diego Metropolitan Transit System, Route 992. The MTS bus stop at Terminal 1 is a very short walking distance from the Administration Building. ADA paratransit operations will continue to serve the Administration Building as required by Federal regulation. For MTS route, fare and paratransit information, please call the San Diego MTS at (619) 233-3004 or 511. For other Airport related ground transportation questions, please call (619) 400- 2685.

UPCOMING MEETING SCHEDULE

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>
February 7	Thursday	9:00 AM	Regular	Board Room

DRAFT
AIRPORT LAND USE COMMISSION
MINUTES
THURSDAY, DECEMBER 6, 2018
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chairman Boling called the regular meeting of the Airport Land Use Commission to order at 10:36 a.m. on Thursday, December 6, 2018, 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: Binns (Ex-Officio), Boling (Chairman),
Desmond, Kersey, Robinson,
Schumacher

ABSENT: Commissioners: Cox, Dockery (Ex-Officio), Lloyd,
Schiavoni, West, and Wong-Hernandez
(Ex-Officio)

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

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Item 1-2):

ACTION: Moved by Commissioner Schumacher and seconded by Commissioner Desmond to approve the Consent Agenda. Motion carried by the following votes: YES – Boling, Desmond, Kersey, Robinson, Schumacher; NO – None; ABSENT – Cox, Lloyd, Schiavoni, West. (Weighted Vote Points: YES – 59; NO – 0; ABSENT – 41)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the November 1, 2018 regular meeting.

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS:

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 10:37 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 3RD
DAY OF JANUARY, 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: **January 3, 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:

San Diego International Airport (SDIA) ALUCP

**Construction of 9 Attached Residential Units at 2730-2732 First Avenue,
City of San Diego**

Deemed Complete & Consistent on November 21, 2018

Description of Project: The project involves the construction of 9 attached residential units.

Noise Contours: The proposed project lies within the 60-65 decibel Community Noise Equivalent Level (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 building is sound attenuated to 45 dB CNEL interior noise level. Therefore, as a condition of project approval, the building must be sound attenuated to 45 dB CNEL interior noise level.

Airspace Protection Surfaces: The height of the proposed project structure will be 35 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 a determination of no hazard to air navigation has been issued by the Federal Aviation Administration (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 shall be provided for each residential unit.

**Construction of 395 Attached Residential Units at 232 West Ash Street, City
of San Diego**

Deemed Complete & Consistent on November 21, 2018

Description of Project: The project involves the construction of 395 attached residential units.

Noise Contours: The proposed project lies outside the 60 dB CNEL noise exposure contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The height of the proposed project structure will be approximately 408 feet above ground level or approximately 458 feet above mean sea level (MSL). The proposed project is located outside the SDIA TSS. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a determination of no hazard to air navigation issued by the FAA and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace recorded with the County Recorder.

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 405 Attached Residential Units with Leasable Office and Retail Space at 16th Street and F Street, City of San Diego

Deemed Complete & Consistent on November 30, 2018

Description of Project: The project involves the construction of 405 attached units with leasable office and retail space to replace a prior project for the same property for 209 attached residential units with leasable commercial space reviewed by the ALUC in 2015.

Noise Contours: The proposed project lies outside the 60 dB CNEL noise exposure contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The height of the proposed project structure will be approximately 365 feet above ground level, which will be approximately 405 feet above MSL. The proposed project is located outside the SDIA TSS. The proposed project would be compatible with the ALUCP airspace protection surfaces, provided that the structure is marked and lighted in accordance with a new determination of no hazard to air navigation issued by the FAA for the new

project and an aviation easement for airspace is recorded with the County Recorder. Therefore, as a condition of project approval, the structure shall be marked and lighted in accordance with FAA procedures and an aviation easement for airspace recorded with the County Recorder.

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 368 Attached Residential Units and Leasable Retail Space at 1509 Broadway, City of San Diego

Deemed Complete & Consistent on December 3, 2018

Description of Project: The project involves the construction of 368 attached residential units and leasable retail space.

Noise Contours: The proposed project lies outside the 60 dB CNEL noise exposure contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The height of the proposed project structure will be approximately 95 feet above ground level or approximately 152 feet above MSL. The proposed project is located outside the SDIA TSS. The proposed project would be compatible with the ALUCP airspace protection surfaces in accordance with a determination of no hazard to air navigation issued by the FAA provided that the construction crane associated with project is marked and lighted in accordance with FAA procedures. Therefore, as a condition of project approval, the construction crane associated with the project shall be marked and lighted in accordance with FAA procedures.

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 shall be provided for each residential unit.

Marine Corps Air Station (MCAS) Miramar and Montgomery-Gibbs Executive Airport ALUCPs**Rezone of an Existing Indoor Entertainment Facility from Residential to Commercial Use at 6999 Clairemont Mesa Boulevard, City of San Diego**

Deemed Complete & Consistent on November 21, 2018

Description of Project: The project involves the rezone of a property with an existing indoor entertainment facility from single, detached residential to community commercial land use without additional construction in order to allow for on-premises sale and consumption of alcoholic beverages.

Noise Contours: The proposed project lies within the 60-65 dB CNEL noise exposure contour of MCAS Miramar and outside the 60 dB CNEL noise exposure contour of Montgomery-Gibbs Executive Airport. The ALUCPs identify commercial uses located within the 60-65 dB CNEL noise contour for MCAS Miramar and outside the 60 dB CNEL noise contour for Montgomery-Gibbs Executive Airport as compatible with airport uses.

Airspace Protection Surfaces: No change is proposed in the height of the existing buildings.

Safety Zones: The proposed project is located outside all Safety Zones of each respective ALUCP.

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.

Brown Field Municipal Airport ALUCP**General Plan Amendment and Rezone to Construct 270 Attached Residential Units and Commercial Space at Otay Mesa Road and Caliente Avenue, City of San Diego**

Deemed Complete & Consistent on November 30, 2018

Description of Project: The project involves a general plan amendment to allow for residential use under a commercial land use designation otherwise prohibiting residential use and the rezone from commercial to multi-unit residential land use of a vacant property to allow for the construction of 270 attached residential units and commercial space.

Noise Contours: The proposed project lies outside the 60 dB CNEL noise exposure contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: This proposed project does not involve any construction; however, the ultimate construction of structures to be allowed by the project must comply with the ALUCP airspace protection surfaces. Therefore, as a condition of project approval, any future structures shall comply with FAA notification requirements if that construction or alteration meets FAA notice criteria.

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

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