

Board Members

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

Airport Land Use Commission Agenda

Thursday, January 6, 2022

9:00 A.M. or immediately following the Board Meeting

San Diego International Airport
SDCRAA Administration Building
3225 N. Harbor Drive
San Diego, California 92101

Ex-Officio Board Members

Col. Thomas M. Bedell
Gustavo Dallarda
Gayle Miller

President/CEO

Kimberly J. Becker

This meeting of the Airport Land use Commission will be conducted pursuant to the provisions of California Assembly Bill 361 which suspends certain requirements of the Ralph M. Brown Act. On December 20, 2021, the San Diego County Regional Airport Authority Board adopted Resolution Number 2021-0147 finding that as a result of the continuing State of Emergency and the fact that local officials have recommended measures to promote social distancing and a finding that meeting in person continues to present imminent risks to the health and safety of attendees, it is in the best interest of the Authority and the public to continue to conduct meetings of the Airport Land Use Commission virtually pursuant to AB 361. Therefore, in the interest of public health, all Board and Committee Members will be participating in the meeting electronically. In accordance with Assembly Bill 361 and Authority Board Resolution No. 2021-0147, there will be no members of the public in attendance at the Commission 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.

Public Comment during Board/Committee Meetings

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

- **Step 1:** Watch the meeting via the live Webcast located at the following link, <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=14993>
PLEASE NOTE: There is approximately 20 seconds of lag time between the meeting and the Webcast.
- **Step 2:** When the Chair introduces the item that you would like to comment on, *(or indicates that it is time for Non-Agenda Public Comment)*, call into the public comment line by following the following directions :
REMINDER: Please do not call until the item you want to comment on is being discussed.

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1. **Dial 1-619-737-2396**
2. **When prompted, input Conference ID: [722 513 507#](tel:722513507)**
3. **You will then hear: "If you're the meeting organizer, press star now. You are now joining the meeting." Ignore this message.**
4. **After a few seconds, you will hear: "Please wait for the leader to admit you into the meeting, thank you for your patience." This is an indication that you are in the waiting room, Authority staff will admit you into the meeting when it is your time to speak.**
5. **After being admitted into the meeting, your microphone will be live, please turn off your webcast to avoid feedback. Staff will then ask you to state your name and begin your comments.**

Written Non-Agenda Public comment and/or Public Comment on agenda items may also be submitted to the Authority clerk at clerk@san.org. Comments received no later than 8:30 a.m. on the day of the meeting will be distributed to the Board or Committee and included in the record.

How to Watch the Meeting

You may also view the meeting online at the following link: <https://www.san.org/Airport-Authority/Meetings-Agendas/ALUC?EntryId=14993>

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 clerk@san.org. The Authority is committed to resolving accessibility requests swiftly in order to maximize accessibility.

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.

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CALL TO ORDER:

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 Board.

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 minutes of the December 2, 2021 regular meeting.

CONSISTENCY DETERMINATIONS

2. REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: NAVAL AIR STATION NORTH ISLAND AND SAN DIEGO INTERNATIONAL AIRPORT ALUCPS UPDATE TO THE BARRIO LOGAN COMMUNITY PLAN WITH REZONES, CITY OF SAN DIEGO BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH, AND SAN DIEGO INTERNATIONAL AIRPORT ALUCPS

AMENDMENT TO CITY LAND DEVELOPMENT CODE AND AMENDMENTS MUNICIPAL CODE, CITY OF SAN DIEGO

RECOMMENDATION: Receive the report.

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

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PUBLIC HEARINGS:

OLD BUSINESS:

NEW BUSINESS:

COMMISSION COMMENT:

ADJOURNMENT:

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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 an email to the Clerk at clerk@san.org 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 an email 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 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 2, 2021
SAN DIEGO INTERNATIONAL AIRPORT
BOARD ROOM

CALL TO ORDER: Chair Cabrera called the meeting of the Airport Land Use Commission to order at 9:55 a.m. on Thursday, December 2, 2021, electronically and via teleconference pursuant to the provisions of California Assembly Bill 361 and Resolution No. 2021-0123 at the San Diego International Airport, Administration Building, 3225 North Harbor Drive, San Diego, CA 92101.

ROLL CALL:

PRESENT: Commissioners: Blakespear, Cabrera, Casillas Salas,
McNamara, Robinson, Schiavoni, Vargas, von
Wilpert

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

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

NON-AGENDA PUBLIC COMMENT: None.

CONSENT AGENDA (Items 1-2):

ACTION: Moved by Commissioner Casillas Salas and seconded by Commissioner von Wilpert to approve the Consent Agenda. Motion carried by the following votes: YES – Blakespear, Cabrera, McNamara, Robinson, Casillas Salas, Schiavoni, Vargas, von Wilpert; NO – None; ABSENT – Lloyd; (Weighted Vote Points: YES – 92; NO – 0; ABSENT – 8)

1. APPROVAL OF MINUTES:

RECOMMENDATION: Approve the minutes of the November 4, 2021 regular meeting.

CONSISTENCY DETERMINATIONS

2. **REPORT OF DETERMINATIONS OF CONSISTENCY WITH AIRPORT LAND USE COMPATIBILITY PLANS: SAN DIEGO INTERNATIONAL AIRPORT ALUCP HARBOR ISLAND DRIVE AND EAST HARBOR ISLAND ROAD, PORT OF SAN DIEGO; GILLESPIE FIELD ALUCP RAILROAD AVENUE BETWEEN EL TORO LANE AND RICKY LANE, CITY OF SANTEE; BROWN FIELD MUNICIPAL AIRPORT, GILLESPIE FIELD, MARINE CORPS AIR STATION MIRAMAR, MONTGOMERY-GIBBS EXECUTIVE AIRPORT, NAVAL AIR STATION NORTH ISLAND, NAVAL OUTLYING LANDING FIELD IMPERIAL BEACH, AND SAN DIEGO INTERNATIONAL AIRPORT ALUCPS 2021 MUNICIPAL CODE AMENDMENTS, CITY OF SAN DIEGO:**

RECOMMENDATION: Receive the report.

PUBLIC HEARINGS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMISSION COMMENT: None.

ADJOURNMENT: The meeting adjourned at 9:58 a.m.

APPROVED BY A MOTION OF THE AIRPORT LAND USE COMMISSION THIS 6th DAY OF JANUARY, 2022.

ATTEST:

TONY R. RUSSELL
DIRECTOR, BOARD SERVICES /
AUTHORITY CLERK

APPROVED AS TO FORM:

AMY GONZALEZ
GENERAL COUNSEL

Airport Land Use Commission Staff Report

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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:

Naval Air Station North Island and San Diego International Airport ALUCPs:

Update to the Barrio Logan Community Plan with Rezones, City of San Diego

Deemed Complete and Conditionally Consistent on December 13, 2021

Description of Project: The project involves a comprehensive update to the Barrio Logan Community Plan and associated rezones of properties within the community plan area. The plan provides goals and objectives regarding multiple policy areas, including consistency with the ALUCPs. No physical development is proposed by the project.

Noise Contours: The proposed project lies outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise exposure contour of both the NASNI and SDIA ALUCPs. The NASNI and SDIA ALUCPs identify all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.

Airspace Protection Surfaces: The proposed project lies within the airspace protection boundaries of both the NASNI and SDIA ALUCPs. Future construction of structures and objects within the project area are subject to requirements for notice and review by the Federal Aviation Administration (FAA) or, alternatively, the sponsor of such construction must certify that notice and review is not required by the FAA because the structure or object 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. Therefore, as a condition of project approval, notice of future construction of structures and objects within the project area must be provided to the FAA, with a Determination of No Hazard to Air Navigation secured from the same and conditions in said determination adhered to for marking/lighting, or the project sponsor must certify that notice to the FAA is not required if the structure or object meets the aforesaid attributes.

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Safety Zones: The proposed project is located outside all safety zones of both the NASNI and SDIA ALUCPs.

Overflight Notification: The proposed project is located within the overflight notification area of the SDIA ALUCP. The SDIA ALUCP requires that a means of overflight notification be provided for new residential land uses. Therefore, as a condition of project approval, new residences of the project located within the overflight notification area of the SDIA ALUCP must receive a means of overflight notification per the ALUCP.

Brown Field Municipal Airport, Gillespie Field, Marine Corps Air Station Miramar, Montgomery-Gibbs Executive Airport, Naval Air Station North Island, Naval Outlying Landing Field Imperial Beach, and San Diego International Airport ALUCPs:

Amendment to City Land Development Code for Spaces as Places Program, City of San Diego

Deemed Complete and Consistent on December 7, 2021

Description of Project: The project proposes an amendment to the city land development code for requirements related to the Spaces as Places program. This program provides provisions to transition temporary outdoor spaces, used to replace indoor capacity in response to the COVID-19 pandemic, to permanent outdoor spaces utilized by adjacent businesses such as restaurants. No actual development is proposed.

Noise Contours: The proposed project does not involve any actual development and, thus, does not impact any airport noise contours. Future improvements under this project would be subject to noise compatibility standards of the applicable ALUCP(s).

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection surfaces. Future improvements under this project would be subject to airspace compatibility standards of the applicable ALUCP(s).

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any safety zones. Future improvements under this project would be subject to safety compatibility standards of the applicable ALUCP(s).

Overflight Notification: The proposed project does not involve any residential development and, thus, is not subject to any overflight notification requirements.

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Minimum Parking Requirement Amendments to Municipal Code, City of San Diego

Deemed Complete and Consistent on December 10, 2021

Description of Project: The project proposes amendments to the municipal code to eliminate minimum parking requirements for a majority of nonresidential uses within transit priority areas and neighborhood serving commercial land uses. No physical 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. Parking facilities are compatible within all airport noise contours.

Airspace Protection Surfaces: The proposed project does not involve any actual development and, thus, does not impact any airspace protection boundaries. Future parking facilities would be subject to requirements for notification and review by the Federal Aviation Administration (FAA) if meeting notice criteria, or the project sponsor must certify that no FAA notice is required.

Safety Zones: The proposed project does not involve any actual development and, thus, does not impact any safety zones. Parking facilities are compatible within all airport safety zones except Safety Zone 1 or the Clear Zone.

Overflight Notification: The proposed project does not involve any new residential development and, thus, does not impact any ALUCP overflight notification requirements.